

Executive Summary Report

Characteristics-Based Market Adjustment for 2007 Assessment Roll

Area Name / Number: Steel Lake/Star Lake/ 26

Previous Physical Inspection: 2005

Improved Sales:

Number of Sales: 1212

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2006 Value	\$81,300	\$173,300	\$254,600	\$293,900	86.6%	14.61%
2007 Value	\$91,500	\$196,500	\$288,000	\$293,900	98.0%	14.05%
Change	+\$10,200	+\$23,200	+\$33,400		+11.4%	-0.56%
% Change	+12.5%	+13.4%	+13.1%		+13.2%	-3.83%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.56% and -3.83% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2006 Value	\$81,500	\$170,800	\$252,300
2007 Value	\$91,800	\$190,900	\$282,700
Percent Change	+12.6%	+11.8%	+12.0%

Number of one to three unit residences in the Population: 5621

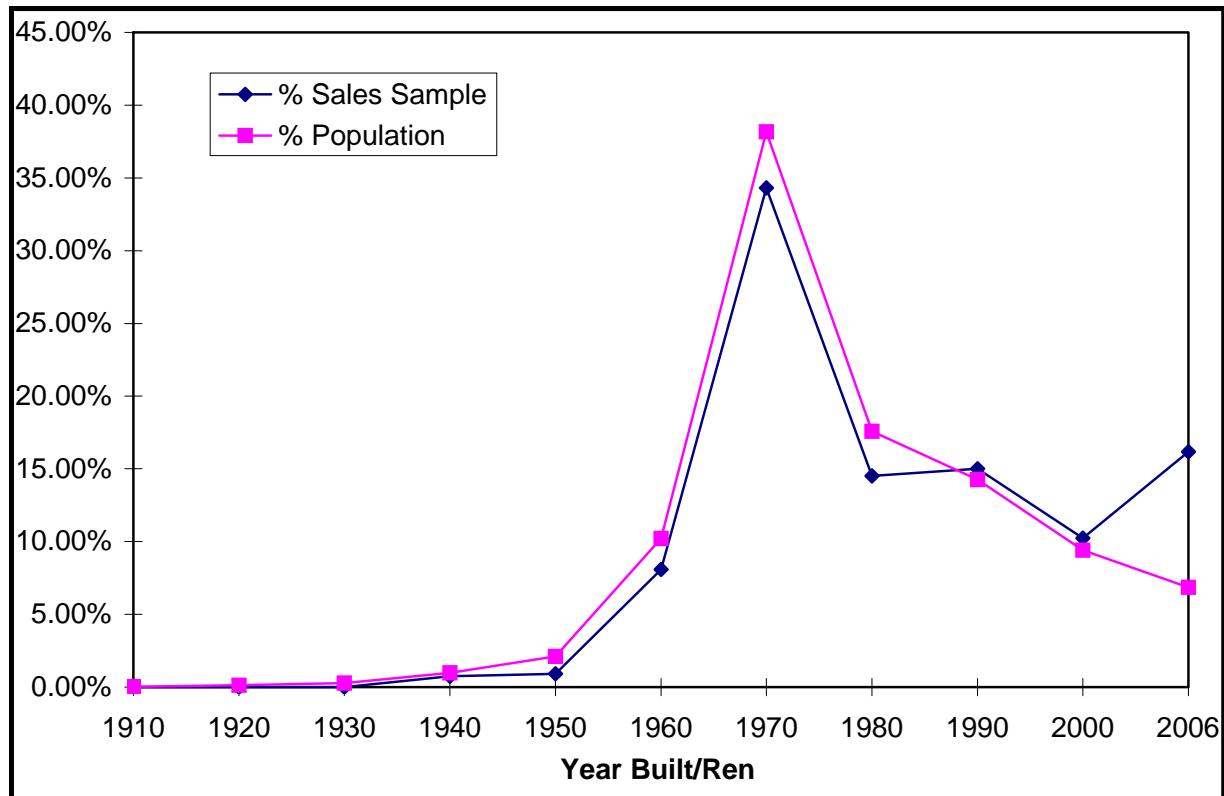
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements located in the plats Hidden Tree, Highlands at Woodbrook or Star Lake Road require a higher adjustment than the overall alone.

The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

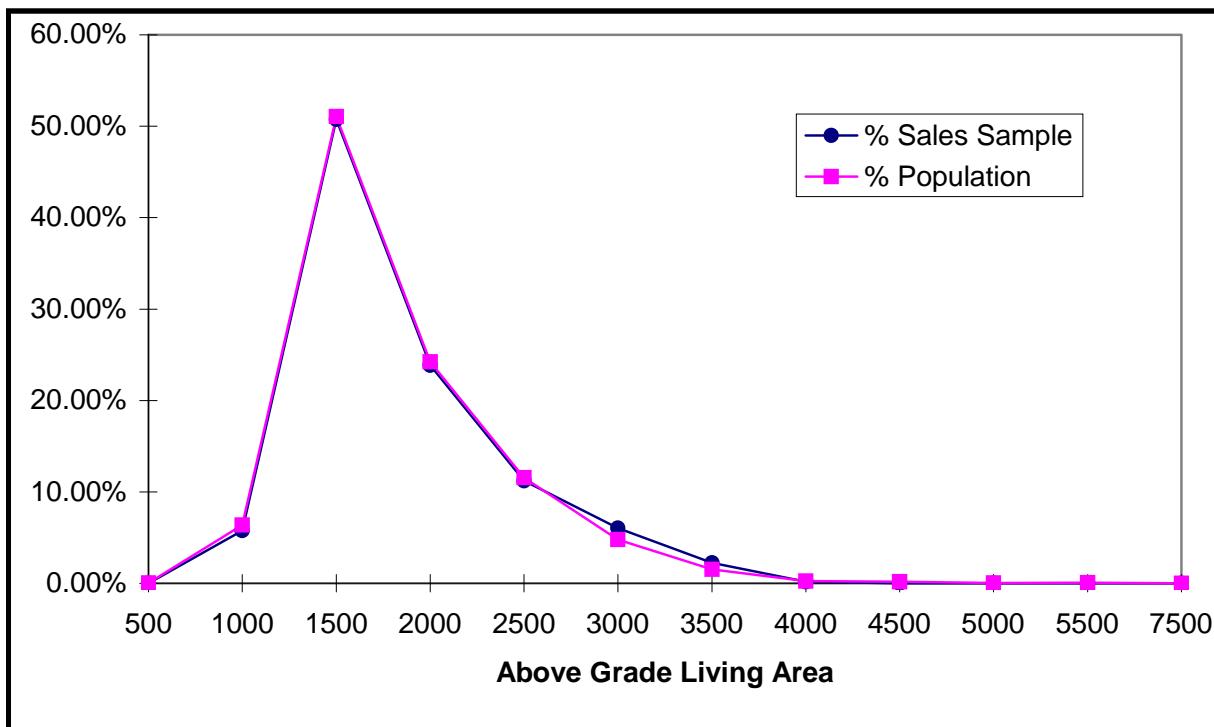
Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	0	0.00%	1910	1	0.02%
1920	0	0.00%	1920	7	0.12%
1930	0	0.00%	1930	16	0.28%
1940	9	0.74%	1940	55	0.98%
1950	11	0.91%	1950	119	2.12%
1960	98	8.09%	1960	574	10.21%
1970	416	34.32%	1970	2145	38.16%
1980	176	14.52%	1980	988	17.58%
1990	182	15.02%	1990	802	14.27%
2000	124	10.23%	2000	529	9.41%
2006	196	16.17%	2006	385	6.85%
	1212			5621	



Sales of new homes built in the last six years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

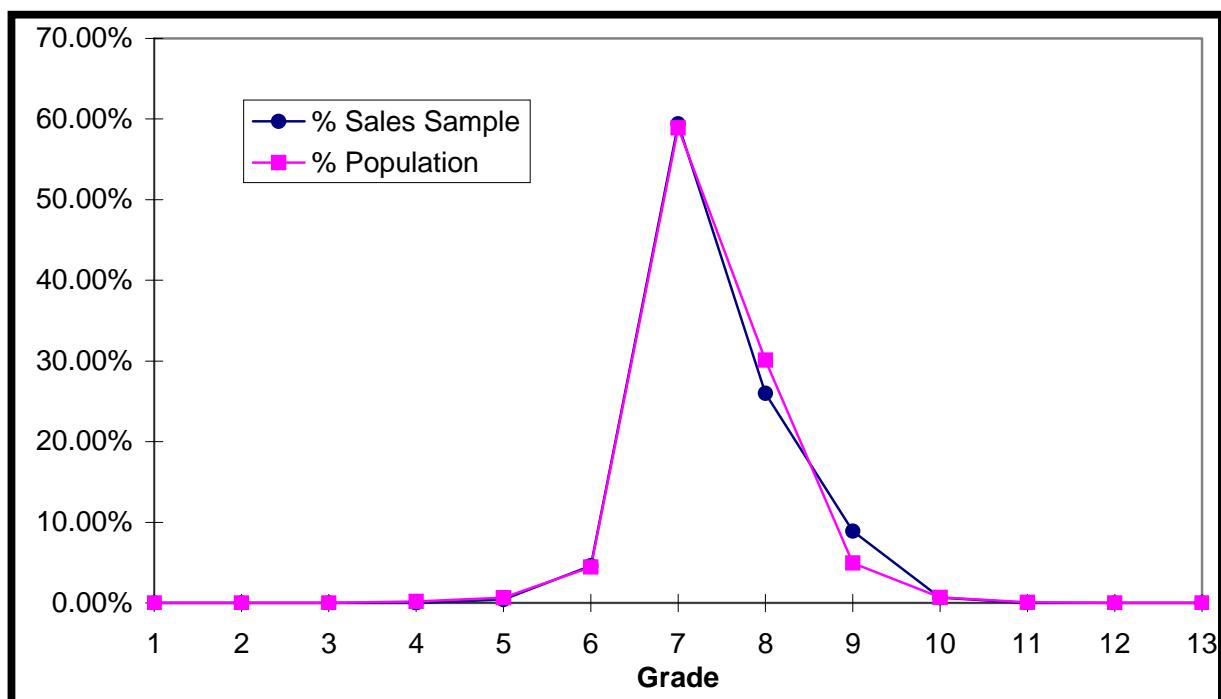
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	1	0.02%
1000	70	5.78%	1000	358	6.37%
1500	615	50.74%	1500	2870	51.06%
2000	289	23.84%	2000	1361	24.21%
2500	136	11.22%	2500	649	11.55%
3000	73	6.02%	3000	269	4.79%
3500	27	2.23%	3500	85	1.51%
4000	2	0.17%	4000	14	0.25%
4500	0	0.00%	4500	9	0.16%
5000	0	0.00%	5000	2	0.04%
5500	0	0.00%	5500	3	0.05%
7500	0	0.00%	7500	0	0.00%
1212			5621		



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

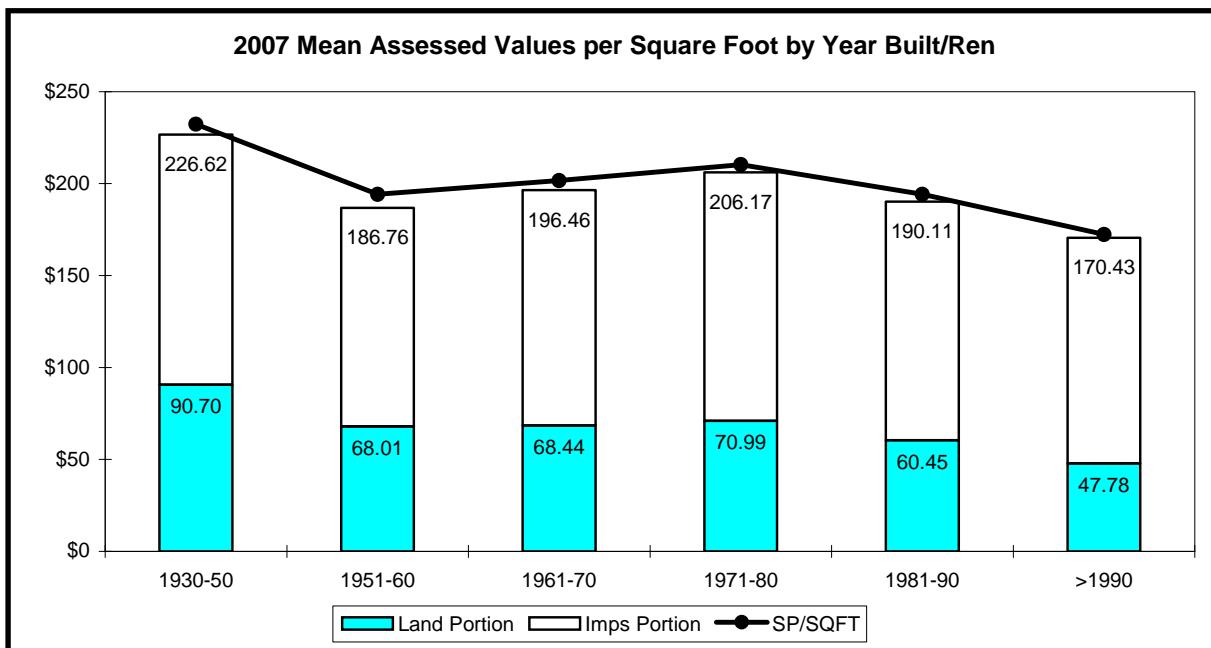
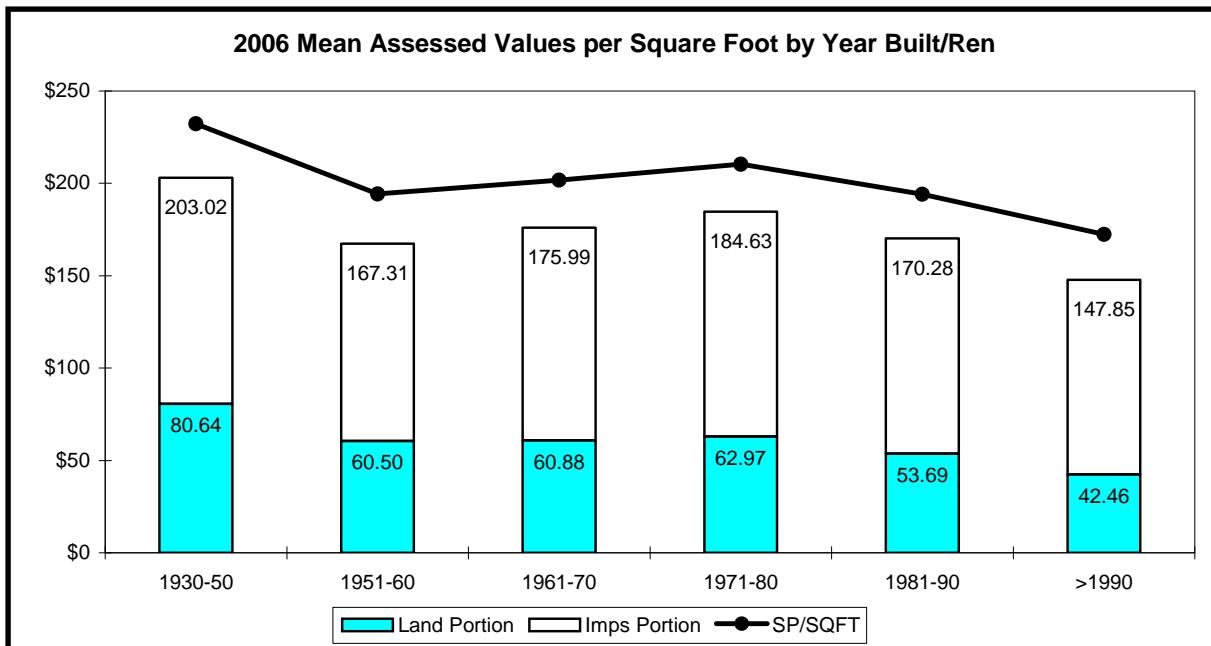
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	11	0.20%
5	5	0.41%	5	37	0.66%
6	56	4.62%	6	250	4.45%
7	720	59.41%	7	3310	58.89%
8	315	25.99%	8	1692	30.10%
9	108	8.91%	9	279	4.96%
10	8	0.66%	10	38	0.68%
11	0	0.00%	11	4	0.07%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
1212			5621		



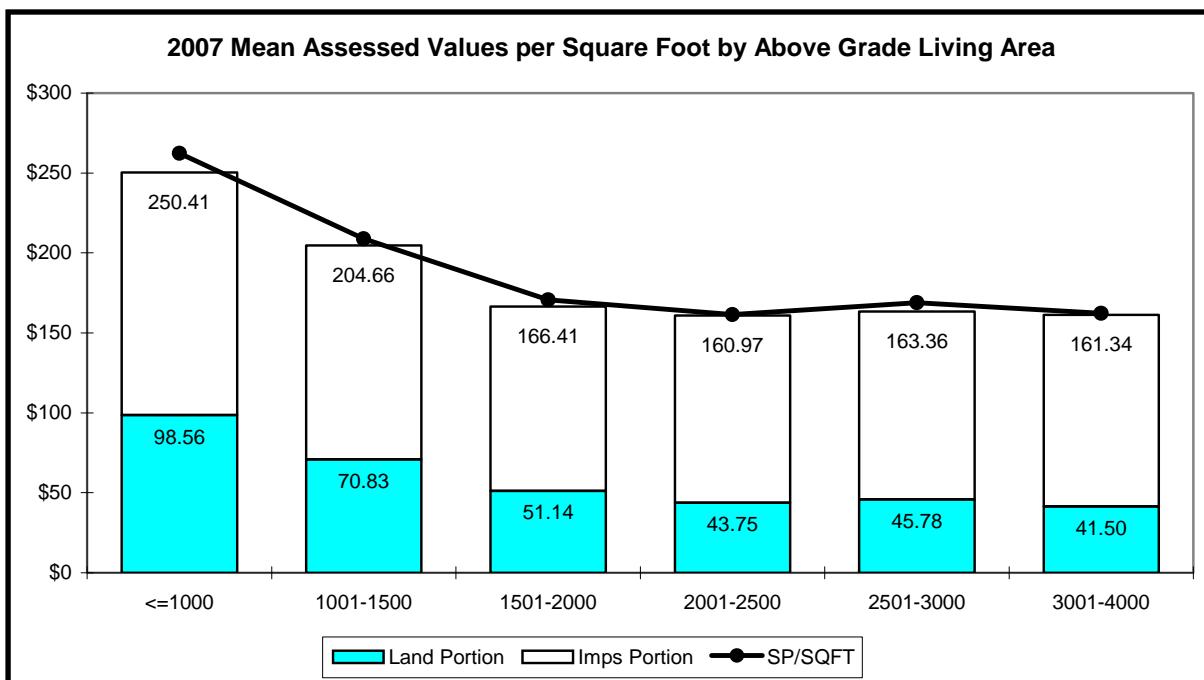
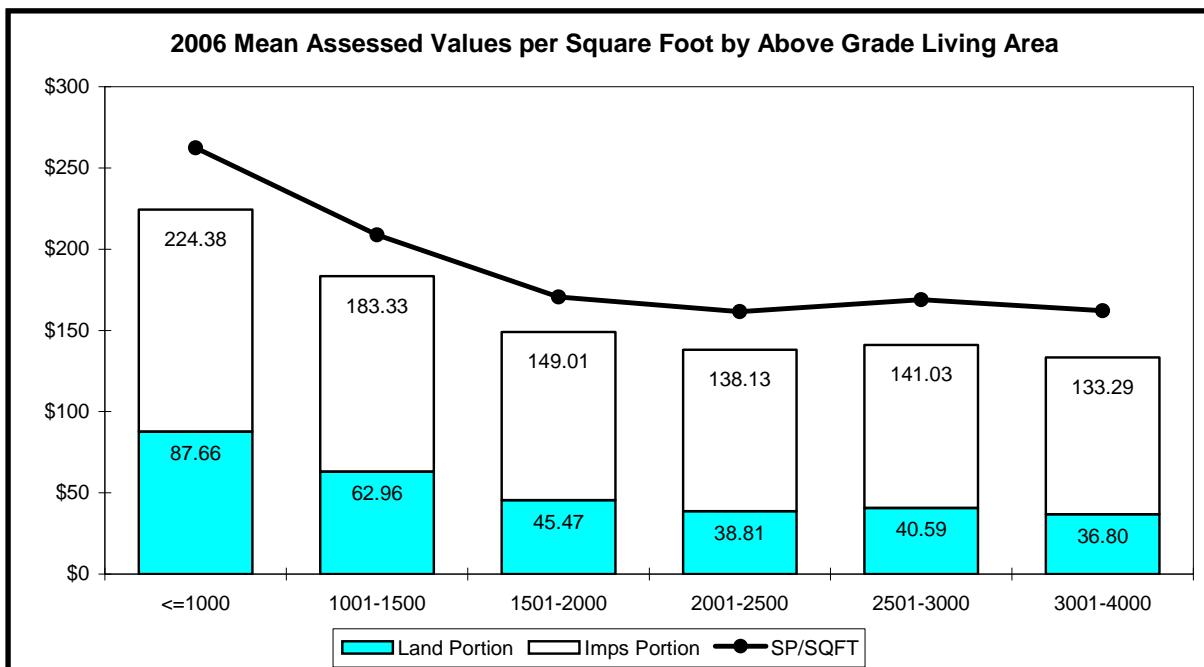
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is good for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values
By Year Built / Renovated**



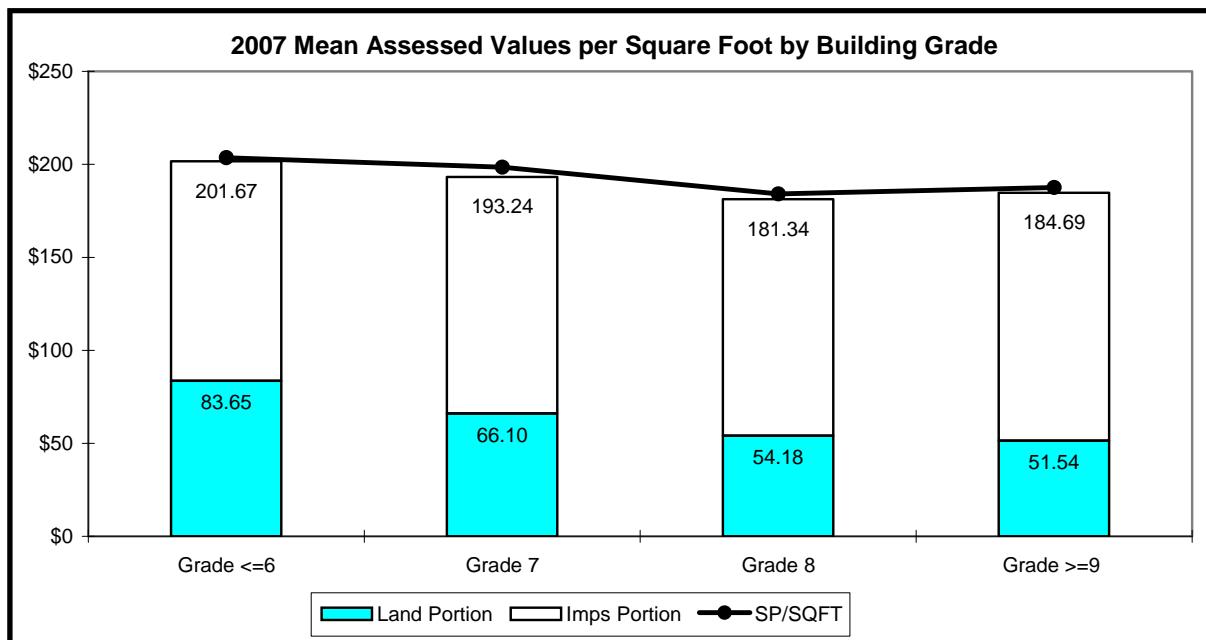
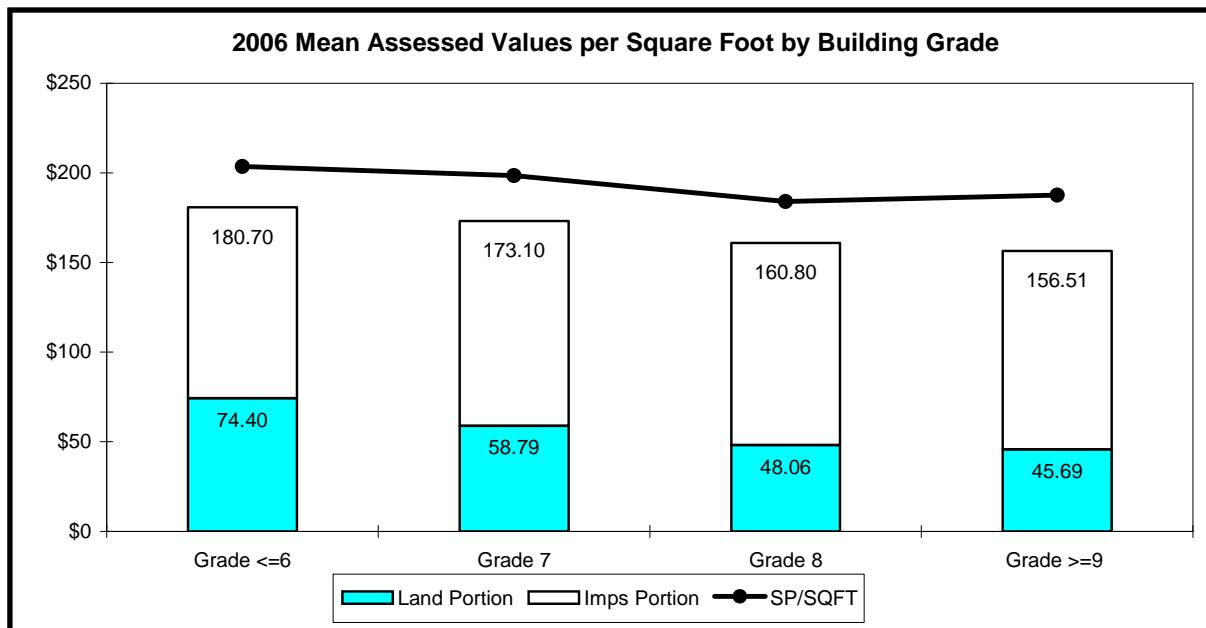
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 19 usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 12.6% increase in land assessments in the area for the 2007 Assessment Year. The formula is:

$$2007 \text{ Land Value} = 2006 \text{ Land Value} \times 1.131, \text{ with the result rounded down to the next } \$1,000.$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 5621 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements located within the plats at Hidden Tree, Highlands at Woodbrook, or Star Lake Road were at a lower assessment level. The model adjusts for these strata to improve the assessment level..

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} / .8939847 - .1645117 * \text{PlatHddnTree} - .1969371 * \text{PlatHghLndWdbrk} - .1928164 * \text{PlatStrLkRd}$$

The resulting total value is rounded down to the next \$1,000, *then:*

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value} \text{ minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value * 1.134)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * Any properties excluded from the annual up-date process are noted in RealProperty.
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.**

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = 2007 \text{ Land Value} + \text{Previous Improvement Value} * 1.134, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 26 Annual Update Model Adjustments

2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

11.86%

Plat Hidden Tree	Yes
% Adjustment	25.23%
Plat Highlands at Woodbrook	Yes
% Adjustment	31.60%
Plat Star Lake Road	Yes
% Adjustment	30.76%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel located within the plat Hidden Tree would *approximately* receive a 37.09% upward adjustment (11.86% + 25.23%). There are 19 parcels of the improved population that would receive this adjustment. There were 17 sales.

A parcel in the plat Highlands at Woodbrook would *approximately* receive a 43.46% upward adjustment (11.86% + 31.60%). There are 25 parcels of the improved population that would receive this adjustment. There were 18 sales.

Parcels located in the plat Star Lake Road would *approximately* receive a 42.62% upward adjustment (11.86% + 30.76%). There are 7 parcels of the improved population that would receive this adjustment. There were 6 sales.

There are no double adjustments.

This model corrects for these strata differences.

99% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 26 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
327591	Hidden Tree	17	19	89.4%	SW-34-22-4	9	8	2006	32 nd Ave S and S. 200 th Street
330403	Highlands at Woodbrook	18	25	72.0%	SW-35-22-4	9	9	2005 thru 2006	55 th Ave S and S. 200 th Street
796795	Star Lake Road	6	7	85.7%	NW-35-22-4	9	10	2005	S. Star Lake Rd and S. 279 th Street

Area 26 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.980.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=6	61	0.883	0.986	11.7%	0.949	1.024
7	720	0.875	0.977	11.6%	0.967	0.987
8	315	0.869	0.982	13.1%	0.967	0.998
>=9	116	0.831	0.984	18.3%	0.959	1.009
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1930-1950	20	0.854	0.953	11.6%	0.873	1.032
1951-1960	98	0.861	0.962	11.7%	0.930	0.994
1961-1970	416	0.873	0.975	11.6%	0.962	0.988
1971-1980	176	0.881	0.985	11.7%	0.963	1.006
1981-1990	182	0.877	0.979	11.7%	0.958	1.001
>1990	320	0.851	0.988	16.1%	0.974	1.003
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=Average	870	0.860	0.977	13.6%	0.968	0.986
>=Good	342	0.885	0.988	11.6%	0.973	1.003
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	786	0.870	0.971	11.7%	0.961	0.981
1.5	22	0.879	0.982	11.7%	0.926	1.037
2	404	0.862	0.993	15.2%	0.980	1.006
Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=1000	70	0.858	0.958	11.6%	0.924	0.992
1001-1500	615	0.879	0.981	11.7%	0.970	0.993
1501-2000	289	0.873	0.975	11.7%	0.959	0.992
2001-2500	136	0.855	0.996	16.6%	0.976	1.017
2501-3000	73	0.834	0.966	15.9%	0.933	1.000
3001-4000	29	0.819	0.993	21.3%	0.944	1.042

Area 26 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.980.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

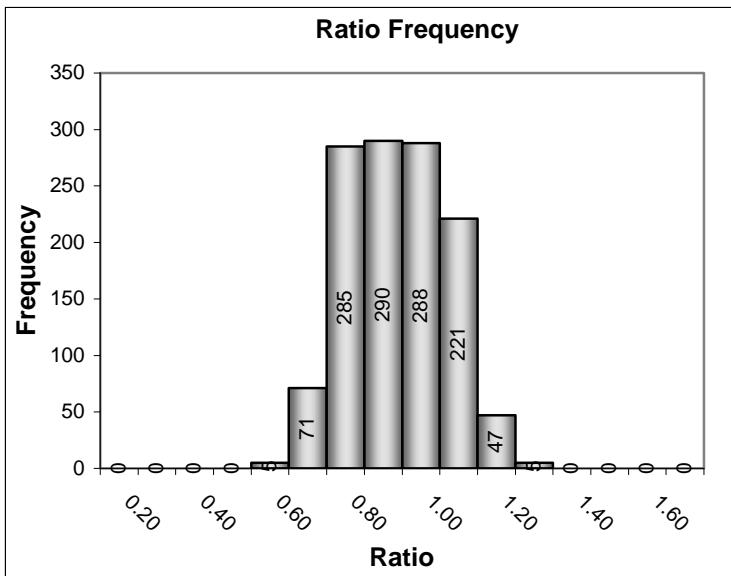
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	1143	0.871	0.983	13.0%	0.975	0.991
Y	69	0.819	0.940	14.7%	0.907	0.973
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	1195	0.866	0.979	13.1%	0.972	0.987
Y	17	0.898	1.003	11.7%	0.926	1.079
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
9	337	0.862	1.001	16.1%	0.986	1.015
7	457	0.872	0.973	11.7%	0.961	0.986
10	418	0.865	0.966	11.6%	0.952	0.979
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=8000	572	0.872	0.991	13.6%	0.979	1.002
8001-12000	498	0.869	0.976	12.3%	0.964	0.988
12001-16000	70	0.866	0.989	14.2%	0.954	1.023
16001-30000	53	0.837	0.951	13.6%	0.908	0.994
>30000	19	0.786	0.878	11.7%	0.800	0.956
Plat Hidden Tree Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	1195	0.869	0.979	12.7%	0.971	0.987
Y	17	0.727	0.996	36.9%	0.964	1.027
Plat Highland Woodbrook Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	1194	0.872	0.980	12.4%	0.972	0.988
Y	18	0.695	0.996	43.4%	0.970	1.023
Plat Star Lake Road Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	1206	0.868	0.979	12.8%	0.972	0.987
Y	6	0.728	1.005	38.1%	0.945	1.066

Annual Update Ratio Study Report (Before)

2006 Assessments

District/Team: SW / Team - 2	Lien Date: 01/01/2006	Date of Report: 05/01/2007	Sales Dates: 1/2004 - 12/2006
Area Steel Lake/Star Lake	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 1212			
Mean Assessed Value	254,600		
Mean Sales Price	293,900		
Standard Deviation AV	64,515		
Standard Deviation SP	91,907		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.888		
Median Ratio	0.886		
Weighted Mean Ratio	0.866		
UNIFORMITY			
Lowest ratio	0.578		
Highest ratio:	1.281		
Coefficient of Dispersion	12.39%		
Standard Deviation	0.130		
Coefficient of Variation	14.61%		
Price Related Differential (PRD)	1.025		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.877		
Upper limit	0.897		
95% Confidence: Mean			
Lower limit	0.881		
Upper limit	0.895		
SAMPLE SIZE EVALUATION			
N (population size)	5621		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.130		
Recommended minimum:	27		
Actual sample size:	1212		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	610		
# ratios above mean:	602		
Z:	0.230		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



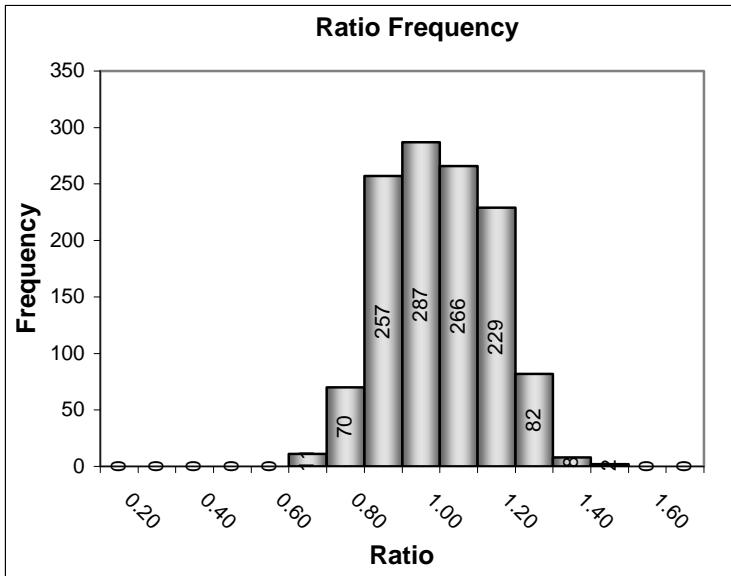
COMMENTS:

1 to 3 Unit Residences throughout area 26

Annual Update Ratio Study Report (After)

2007 Assessments

District/Team: SW / Team - 2	Lien Date: 01/01/2007	Date of Report: 05/01/2007	Sales Dates: 1/2004 - 12/2006
Area Steel Lake/Star Lake	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1212		
Mean Assessed Value	288,000		
Mean Sales Price	293,900		
Standard Deviation AV	82,379		
Standard Deviation SP	91,907		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.995		
Weighted Mean Ratio	0.980		
UNIFORMITY			
Lowest ratio	0.646		
Highest ratio:	1.429		
Coefficient of Dispersion	11.81%		
Standard Deviation	0.140		
Coefficient of Variation	14.05%		
Price Related Differential (PRD)	1.019		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.986		
Upper limit	1.006		
95% Confidence: Mean			
Lower limit	0.990		
Upper limit	1.006		
SAMPLE SIZE EVALUATION			
N (population size)	5621		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.140		
Recommended minimum:	31		
Actual sample size:	1212		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	614		
# ratios above mean:	598		
Z:	0.460		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 26

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	282204	9035	3/4/05	\$225,000	1270	0	5	1943	3	63162	N	N	3032 S 272ND ST
007	272204	9056	8/29/06	\$215,000	650	0	6	1960	4	12196	N	N	26012 36TH PLS
007	714941	0240	7/26/06	\$267,500	1030	0	6	1978	4	9310	N	N	3635 S 261ST ST
007	714941	0210	4/1/04	\$167,000	1030	0	6	1978	3	7700	N	N	3611 S 261ST ST
007	714941	0130	10/20/05	\$195,000	1030	0	6	1978	4	7560	N	N	3812 S 261ST ST
007	714941	0070	10/10/05	\$191,900	1030	0	6	1978	3	7560	N	N	4016 S 261ST ST
007	714941	0260	2/26/04	\$169,900	1030	0	6	1978	4	7455	N	N	3803 S 261ST ST
007	714941	0360	3/25/06	\$211,355	1030	0	6	1978	3	7242	N	N	4033 S 261ST ST
007	714941	0290	6/11/04	\$168,500	1030	0	6	1978	3	7171	N	N	3827 S 261ST ST
007	714941	0310	1/26/06	\$199,500	1030	0	6	1978	3	7171	N	N	3843 S 261ST ST
007	714941	0280	10/10/05	\$203,000	1030	0	6	1978	3	7171	N	N	3819 S 261ST ST
007	282204	9179	7/17/06	\$200,000	1250	0	6	1958	3	16117	N	N	26851 MILITARY RD S
007	714941	0250	4/14/06	\$245,000	1250	0	6	1978	3	8352	N	N	3643 S 261ST ST
007	714941	0050	6/22/04	\$178,500	1250	0	6	1978	3	7560	N	N	4030 S 261ST ST
007	714941	0100	2/22/06	\$240,000	1250	0	6	1978	3	7560	N	N	3836 S 261ST ST
007	714941	0080	9/6/06	\$244,500	1250	0	6	1978	3	7560	N	N	4008 S 261ST ST
007	714941	0110	10/10/06	\$271,300	1250	0	6	1978	4	7560	N	N	3828 S 261ST ST
007	714941	0190	6/11/04	\$189,520	1250	0	6	1978	3	7350	N	N	26110 36TH AVE S
007	714941	0340	8/14/06	\$250,000	1250	0	6	1978	3	7242	N	N	4017 S 261ST ST
007	714941	0370	11/6/06	\$255,500	1250	0	6	1978	2	7242	N	N	26103 42ND AVE S
007	714941	0060	10/5/04	\$193,770	1250	0	6	1978	3	7200	N	N	4022 S 261ST ST
007	282204	9085	6/27/05	\$230,000	1340	0	6	1954	4	16552	N	N	26859 MILITARY RD S
007	538760	0040	1/27/05	\$230,000	1820	0	6	1994	3	8160	N	N	27112 41ST PLS
007	155520	0450	5/11/06	\$266,000	820	820	7	1971	3	7000	N	N	25101 35TH AVE S
007	885760	0810	6/30/05	\$252,000	860	860	7	1963	4	8175	N	N	24340 35TH AVE S
007	383271	0800	4/27/06	\$324,900	860	730	7	1977	4	8055	N	N	26224 44TH PLS
007	796770	0480	7/14/05	\$236,500	860	380	7	1981	3	6541	N	N	27118 36TH AVE S
007	796770	0480	12/13/05	\$258,950	860	380	7	1981	3	6541	N	N	27118 36TH AVE S
007	383230	0330	12/27/06	\$262,550	910	0	7	1967	4	7900	N	N	4520 S 256TH ST
007	383230	0130	5/5/06	\$245,500	910	0	7	1967	3	7700	N	N	4525 S 256TH ST

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	155530	0010	10/10/06	\$251,500	920	0	7	1970	3	7500	N	N	3401 S 248TH ST
007	796770	0380	3/13/06	\$282,000	920	610	7	1981	3	7217	N	N	3646 S 271ST ST
007	155520	0250	8/17/06	\$231,000	920	0	7	1963	4	7080	N	N	24924 35TH AVE S
007	796860	0040	3/2/05	\$195,000	940	0	7	1956	3	10220	N	N	26854 MILITARY RD S
007	796860	0040	6/26/06	\$252,000	940	0	7	1956	3	10220	N	N	26854 MILITARY RD S
007	885760	0980	11/23/04	\$178,300	940	0	7	1960	4	8023	N	N	24303 35TH AVE S
007	885760	0980	11/23/06	\$258,500	940	0	7	1960	4	8023	N	N	24303 35TH AVE S
007	432450	0020	12/5/06	\$250,000	950	0	7	1959	3	8400	N	N	24721 36TH AVE S
007	131099	0040	8/12/04	\$227,500	960	440	7	1981	3	11200	N	N	3805 S 255TH PL
007	131099	0020	6/17/04	\$215,000	960	440	7	1981	3	8280	N	N	25413 38TH PL S
007	796770	0140	9/22/06	\$242,500	960	280	7	1980	3	7947	N	N	26905 36TH CT S
007	383260	0170	3/18/05	\$203,500	960	0	7	1976	3	7040	N	N	26256 39TH PL S
007	155520	0190	3/25/04	\$194,950	960	840	7	1963	4	7000	N	N	3506 S 251ST ST
007	533570	0060	4/8/05	\$249,950	980	980	7	1961	4	9450	N	N	3315 S 269TH ST
007	383230	0290	2/23/04	\$185,500	980	0	7	1967	4	8750	N	N	4614 S 256TH ST
007	383271	0270	4/7/05	\$249,500	990	600	7	1979	4	7140	N	N	4321 S 263RD ST
007	194140	0190	5/23/06	\$242,500	990	0	7	1962	3	6610	N	N	4215 S 261ST ST
007	432450	0550	12/26/06	\$275,000	1000	500	7	1961	4	9310	N	N	24527 35TH AVE S
007	432450	0090	3/15/04	\$173,000	1000	0	7	1959	3	8400	N	N	24527 36TH AVE S
007	796770	0190	10/18/05	\$264,950	1000	360	7	1981	3	7741	N	N	26920 35TH AVE S
007	796770	0720	4/14/06	\$293,550	1000	640	7	1981	3	7650	N	N	3413 S 268TH ST
007	796770	0300	8/16/05	\$255,000	1010	440	7	1981	3	8012	N	N	3620 S 271ST ST
007	155520	0490	2/22/06	\$304,500	1010	990	7	1963	4	7700	N	N	25110 35TH AVE S
007	383220	0070	5/5/04	\$224,000	1010	700	7	1968	4	7140	N	N	4656 S 254TH ST
007	155520	0390	6/28/06	\$268,000	1010	490	7	1963	4	7100	N	N	24925 35TH AVE S
007	796770	0460	6/11/04	\$225,000	1010	640	7	1981	3	6876	N	N	3607 S 271ST ST
007	796770	0420	9/22/05	\$265,000	1010	440	7	1981	4	6700	N	N	27109 36TH LN S
007	796770	0440	4/4/06	\$300,000	1010	440	7	1981	3	6501	N	N	3625 S 271ST ST
007	796770	0470	1/18/06	\$269,000	1010	440	7	1981	3	6463	N	N	27112 36TH AVE S
007	796770	0390	8/15/06	\$308,000	1010	460	7	1981	4	6415	N	N	3645 S 271ST ST
007	125320	0235	4/9/04	\$225,000	1020	850	7	1967	4	9180	N	N	3810 S 249TH ST

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	763340	0010	3/22/04	\$160,000	1020	0	7	1961	3	9108	N	N	25605 33RD AVE S
007	796770	0280	5/30/06	\$281,222	1020	400	7	1981	3	8296	N	N	3608 S 271ST ST
007	383250	0160	10/25/05	\$274,000	1020	1020	7	1962	4	8250	N	N	3625 S 263RD ST
007	383250	0280	9/20/05	\$285,500	1020	520	7	1963	3	8250	N	N	3403 S 262ND ST
007	383250	0110	6/27/06	\$289,500	1020	500	7	1962	3	7700	N	N	3539 S 263RD ST
007	383250	0180	9/20/06	\$272,500	1020	400	7	1963	3	7524	N	N	3637 S 263RD ST
007	796770	0630	2/25/04	\$217,000	1020	600	7	1981	3	7210	N	N	26909 35TH AVE S
007	886000	0015	3/21/06	\$229,900	1030	0	7	1955	4	9600	N	N	3618 S 241ST ST
007	194140	0270	8/29/05	\$275,000	1030	1030	7	1960	4	9375	N	N	4333 S 261ST ST
007	383230	0120	6/12/06	\$264,900	1030	0	7	1967	4	7700	N	N	4517 S 256TH ST
007	155520	0170	11/19/04	\$238,000	1030	510	7	1963	3	7000	N	N	25021 35TH PL S
007	155520	0170	2/20/06	\$272,000	1030	510	7	1963	3	7000	N	N	25021 35TH PL S
007	194140	0020	5/21/04	\$192,500	1040	0	7	1966	3	7840	N	N	26020 42ND AVE S
007	383250	0310	10/2/06	\$302,000	1040	740	7	1963	3	7700	N	N	3425 S 262ND ST
007	383271	0680	5/24/04	\$223,400	1040	500	7	1978	3	7575	N	N	26209 43RD PL S
007	383271	0740	10/6/06	\$319,000	1040	500	7	1978	3	7366	N	N	26210 43RD PL S
007	383271	0760	7/25/06	\$300,000	1040	450	7	1978	3	7017	N	N	26211 44TH PL S
007	432450	0240	2/11/05	\$192,500	1050	0	7	1959	3	9828	N	N	24615 35TH PL S
007	383271	0520	6/30/05	\$272,700	1050	400	7	1978	4	8184	N	N	4502 S 262ND ST
007	885760	0890	11/10/05	\$266,000	1060	960	7	1962	5	8470	N	N	24411 35TH AVE S
007	432450	0130	10/17/06	\$257,000	1060	0	7	1959	3	7665	N	N	24502 35TH PL S
007	383271	0450	2/17/05	\$254,500	1060	440	7	1979	4	7036	N	N	26210 46TH AVE S
007	131099	0250	5/13/04	\$248,000	1066	900	7	1981	4	7650	N	N	25412 38TH PL S
007	885760	1060	12/7/05	\$269,345	1070	1070	7	1962	4	7810	N	N	24103 35TH AVE S
007	383271	0240	10/6/06	\$324,000	1080	600	7	1977	3	8250	N	N	4301 S 263RD ST
007	383260	0280	3/29/04	\$227,500	1080	700	7	1978	3	7150	N	N	4051 S 262ND ST
007	383260	0280	9/14/06	\$285,000	1080	700	7	1978	3	7150	N	N	4051 S 262ND ST
007	011000	0040	6/30/05	\$275,000	1090	730	7	1960	5	8712	N	N	25631 34TH AVE S
007	011000	0050	10/25/06	\$279,000	1090	140	7	1960	4	8712	N	N	25805 34TH AVE S
007	011000	0010	5/11/06	\$294,600	1090	400	7	1960	4	8712	N	N	25605 34TH AVE S
007	714940	0070	3/15/05	\$235,000	1090	530	7	1977	3	7360	N	N	26007 36TH PL S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	383260	0270	6/18/04	\$232,000	1090	240	7	1978	3	7150	N	N	4041 S 262ND ST
007	714940	0010	2/1/05	\$221,500	1090	420	7	1977	3	7125	N	N	3420 S 261ST ST
007	714640	0050	8/13/04	\$255,000	1100	1060	7	1961	4	12750	Y	N	4307 S 239TH PL
007	383250	0630	2/24/04	\$195,000	1100	860	7	1962	3	10430	N	N	26235 33RD AVE S
007	885760	0830	5/11/05	\$252,500	1100	1030	7	1962	4	9020	N	N	3507 S 244TH ST
007	885760	0800	10/7/05	\$256,500	1100	380	7	1962	3	8175	N	N	24330 35TH AVE S
007	272204	9179	12/7/06	\$249,600	1100	0	7	1967	3	7840	N	N	25818 32ND PL S
007	144070	0160	11/9/05	\$290,000	1100	480	7	1977	3	7350	Y	N	25206 45TH AVE S
007	194140	0080	5/9/05	\$266,000	1110	500	7	1968	4	11920	N	N	4307 S 260TH ST
007	383250	0640	10/13/04	\$276,785	1110	750	7	1963	4	10143	N	N	26229 33RD AVE S
007	383250	0590	7/25/05	\$307,000	1110	1110	7	1962	4	10075	N	N	26301 34TH AVE S
007	125320	0290	12/13/04	\$239,000	1110	750	7	1963	4	9112	N	N	3915 S 248TH ST
007	383250	0030	10/16/06	\$278,000	1110	800	7	1962	3	8250	N	N	3421 S 263RD ST
007	383250	0090	1/18/05	\$251,250	1110	850	7	1962	4	7700	N	N	3525 S 263RD ST
007	155530	0400	8/11/05	\$259,950	1110	1040	7	1966	3	7560	N	N	24923 34TH AVE S
007	383250	0500	10/3/06	\$265,890	1110	490	7	1962	3	7150	N	N	3526 S 263RD ST
007	125320	0150	4/24/06	\$270,000	1120	0	7	1959	3	9648	N	N	3629 S 249TH ST
007	155530	0470	6/5/06	\$333,000	1120	1120	7	1967	4	7500	N	N	24907 34TH AVE S
007	155520	0040	3/8/04	\$226,000	1120	1040	7	1966	3	7200	N	N	3512 S 248TH ST
007	383250	0840	6/8/04	\$239,950	1130	1010	7	1969	4	9798	N	N	3622 S 262ND ST
007	383271	0390	6/7/05	\$273,000	1130	210	7	1978	3	7200	N	N	26304 46TH AVE S
007	383271	0860	10/25/06	\$318,000	1130	220	7	1978	3	7200	N	N	26219 46TH AVE S
007	780630	0020	12/9/04	\$256,000	1140	1140	7	1968	3	12410	N	N	3803 S 243RD ST
007	939250	0240	9/15/05	\$297,000	1140	1050	7	1960	4	9500	N	N	26921 40TH AVE S
007	289460	0050	7/28/06	\$300,500	1140	1000	7	1959	5	8330	N	N	3822 S 250TH ST
007	383250	0410	10/24/05	\$303,845	1140	600	7	1968	4	8000	N	N	3613 S 262ND ST
007	383271	0710	9/3/04	\$224,000	1140	500	7	1977	3	7472	N	N	26231 43RD PL S
007	125320	0140	8/17/04	\$195,880	1140	0	7	1959	4	7370	N	N	3711 S 249TH ST
007	383271	0420	8/15/05	\$284,000	1140	660	7	1978	3	7059	N	N	26228 46TH AVE S
007	383250	0490	10/17/06	\$288,000	1150	980	7	1962	4	9900	N	N	3534 S 263RD ST
007	144070	0300	11/14/06	\$315,950	1150	220	7	1977	4	8750	N	N	25323 45TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	885760	0410	3/5/05	\$207,000	1150	0	7	1959	3	8610	N	N	3535 S 244TH ST
007	155520	0570	5/25/05	\$223,100	1150	0	7	1963	3	8400	N	N	25028 35TH PL S
007	926590	0010	10/29/04	\$210,000	1150	0	7	1982	3	8062	N	N	3610 S 243RD ST
007	383250	0460	7/15/05	\$233,500	1150	680	7	1962	3	7700	N	N	3610 S 263RD ST
007	383271	0020	12/1/04	\$245,000	1150	700	7	1978	4	7000	N	N	26213 42ND AVE S
007	383250	0620	2/23/04	\$235,000	1160	620	7	1970	4	11850	N	N	26243 33RD AVE S
007	383250	0620	9/27/05	\$293,000	1160	620	7	1970	4	11850	N	N	26243 33RD AVE S
007	885760	0490	8/30/05	\$210,000	1160	0	7	1959	3	8320	N	N	24345 35TH PL S
007	131060	0270	5/13/05	\$268,500	1160	960	7	1965	4	8320	N	N	26434 YALE CT
007	131060	0270	10/13/06	\$324,950	1160	960	7	1965	4	8320	N	N	26434 YALE CT
007	282204	9198	6/22/05	\$236,000	1170	0	7	1967	3	13068	N	N	26818 28TH AVE S
007	383260	0180	3/9/06	\$285,000	1170	810	7	1973	4	8320	N	N	26250 39TH PL S
007	155520	0480	12/21/06	\$340,000	1170	1080	7	1966	4	7700	N	N	25118 35TH AVE S
007	383271	0030	4/21/05	\$281,900	1170	480	7	1980	3	7500	N	N	4116 S 262ND PL
007	383260	0070	9/28/05	\$294,950	1170	420	7	1973	3	7345	N	N	26217 39TH PL S
007	383271	0890	9/26/05	\$286,950	1170	1080	7	1977	3	7344	N	N	26235 46TH AVE S
007	383231	0120	10/20/06	\$322,450	1180	600	7	1979	3	14014	N	N	4509 S 257TH ST
007	983580	1350	1/17/06	\$277,000	1180	460	7	1967	4	8000	N	N	3310 S 253RD ST
007	222204	9191	11/10/04	\$215,500	1180	0	7	1985	3	7369	N	N	25115 42ND AVE S
007	714940	0250	7/12/04	\$235,000	1190	840	7	1977	3	7130	N	N	3524 S 261ST PL
007	714940	0040	3/23/06	\$355,000	1190	700	7	1977	4	6992	N	N	3507 S 260TH ST
007	714940	0040	11/9/06	\$389,000	1190	700	7	1977	4	6992	N	N	3507 S 260TH ST
007	885760	0220	6/8/06	\$260,000	1196	0	7	2006	3	8470	N	N	3545 S 240TH ST
007	222204	9012	5/15/06	\$245,000	1200	600	7	1955	3	19602	N	N	25007 38TH AVE S
007	194140	0140	7/26/06	\$330,000	1200	550	7	1966	4	11839	N	N	4306 S 261ST ST
007	796860	0020	7/27/05	\$235,000	1200	0	7	1956	4	10220	N	N	26826 MILITARY RD S
007	383231	0250	11/17/04	\$257,950	1200	900	7	1980	3	10195	N	N	25651 44TH AVE S
007	383230	0070	5/2/05	\$222,500	1200	0	7	1967	4	8400	N	N	25628 45TH AVE S
007	383230	0070	12/12/06	\$270,000	1200	0	7	1967	4	8400	N	N	25628 45TH AVE S
007	432450	0340	3/18/04	\$214,285	1210	850	7	1961	4	7700	N	N	24520 35TH AVE S
007	432450	0340	6/30/06	\$290,000	1210	850	7	1961	4	7700	N	N	24520 35TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	155520	0100	9/13/04	\$195,000	1210	0	7	1963	3	7000	N	N	24903 35TH PLS
007	155530	0100	3/29/04	\$195,000	1210	0	7	1966	4	6060	N	N	24928 34TH AVE S
007	714640	0030	8/28/06	\$270,000	1220	690	7	1961	3	12750	N	N	23928 43RD AVE S
007	939250	0130	3/22/05	\$269,950	1220	650	7	1962	3	9576	N	N	3711 S 268TH ST
007	939250	0060	7/10/06	\$317,500	1220	600	7	1961	4	9516	N	N	26843 37TH AVE S
007	432450	0120	12/14/06	\$275,000	1220	0	7	1959	4	8520	N	N	24507 36TH AVE S
007	383230	0370	9/27/05	\$230,000	1220	0	7	1967	3	8500	N	N	25432 45TH AVE S
007	315950	0080	6/28/04	\$208,000	1230	0	7	1966	3	10366	N	N	3223 S 270TH ST
007	383271	0560	6/29/06	\$327,900	1230	570	7	1978	4	9448	N	N	4410 S 262ND ST
007	677780	0100	8/10/06	\$328,000	1230	1230	7	1962	4	9282	N	N	25242 45TH PLS
007	383271	0670	8/30/04	\$259,950	1230	800	7	1978	5	7330	N	N	4315 S 262ND ST
007	383270	0100	5/12/04	\$238,000	1230	530	7	1974	4	7038	N	N	4025 S 262ND PL
007	125320	0255	6/17/05	\$220,000	1240	0	7	1965	4	9180	N	N	3902 S 249TH ST
007	763340	0050	12/10/04	\$203,300	1240	0	7	1960	4	9108	N	N	25805 33RD AVE S
007	383231	0380	5/22/06	\$320,000	1240	810	7	1981	3	7644	N	N	4502 S 257TH ST
007	383231	0470	8/19/04	\$220,000	1240	530	7	1979	3	7331	N	N	25636 46TH AVE S
007	383231	0470	1/12/06	\$269,000	1240	530	7	1979	3	7331	N	N	25636 46TH AVE S
007	383271	0920	5/25/04	\$240,500	1240	430	7	1978	3	7209	N	N	4504 S 263RD ST
007	383271	0900	1/12/06	\$339,900	1240	910	7	1978	4	7009	N	N	4516 S 263RD ST
007	383271	1030	1/20/04	\$240,000	1240	570	7	1978	3	7000	N	N	26230 43RD AVE S
007	383271	1030	8/19/05	\$289,950	1240	570	7	1978	3	7000	N	N	26230 43RD AVE S
007	194140	0240	7/26/05	\$282,950	1250	1250	7	1965	4	10020	N	N	4315 S 261ST ST
007	432450	0450	5/27/05	\$235,500	1250	0	7	1961	4	9956	N	N	3503 S 248TH ST
007	939250	0310	6/8/06	\$324,000	1250	460	7	1962	4	9900	N	N	3914 S 269TH ST
007	939250	0080	3/22/05	\$263,950	1250	500	7	1960	4	9516	N	N	26959 37TH AVE S
007	222204	9131	6/20/06	\$283,000	1250	0	7	1962	4	9147	N	N	3658 S 252ND ST
007	714940	0050	11/15/06	\$308,000	1250	360	7	1977	4	6992	N	N	3515 S 260TH ST
007	383231	0270	6/14/06	\$345,000	1260	890	7	1980	4	7288	N	N	25639 44TH AVE S
007	714940	0320	4/20/04	\$220,000	1260	880	7	1977	3	7015	N	N	3414 S 261ST PL
007	272204	9204	5/26/04	\$216,500	1270	0	7	1979	4	9147	N	N	26018 36TH PLS
007	282204	9126	4/19/05	\$233,000	1280	0	7	1963	3	14374	N	N	27112 31ST AVE S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	383250	0890	6/17/04	\$249,950	1280	1200	7	1976	4	9590	N	N	3658 S 262ND ST
007	939250	0300	10/4/06	\$240,000	1290	0	7	1961	3	12360	N	N	3906 S 269TH ST
007	011000	0020	3/21/05	\$259,000	1290	1090	7	1960	5	8712	N	N	25615 34TH AVE S
007	432450	0390	3/14/05	\$215,000	1300	0	7	1961	4	8466	N	N	24616 35TH AVE S
007	432450	0410	10/25/05	\$250,500	1300	0	7	1961	5	8250	N	N	24710 35TH AVE S
007	222204	9116	6/30/04	\$215,000	1300	0	7	1962	3	7405	N	N	4509 S 254TH ST
007	222204	9116	6/23/06	\$278,500	1300	0	7	1962	3	7405	N	N	4509 S 254TH ST
007	125320	0190	5/14/04	\$182,500	1320	0	7	1968	4	9750	N	N	3831 S 249TH ST
007	533570	0160	8/4/05	\$222,388	1320	0	7	1961	3	9600	N	N	3315 S 268TH ST
007	432450	0580	3/23/05	\$225,000	1330	0	7	1961	4	10287	N	N	24503 35TH AVE S
007	432450	0580	6/7/06	\$270,000	1330	0	7	1961	4	10287	N	N	24503 35TH AVE S
007	272204	9106	5/23/06	\$333,150	1340	0	7	1980	4	47044	N	N	3419 S 259TH PL
007	289510	0010	9/18/06	\$334,960	1350	500	7	1969	3	8500	Y	N	4205 S 253RD ST
007	289490	0110	4/19/05	\$235,000	1350	0	7	1967	4	7000	N	N	24712 42ND AVE S
007	383231	0200	9/28/05	\$265,000	1360	1030	7	1980	3	8447	N	N	25647 45TH AVE S
007	885760	0950	2/24/05	\$205,000	1360	0	7	1960	4	8050	N	N	24325 35TH AVE S
007	144070	0140	11/10/04	\$254,950	1370	790	7	1977	3	8050	Y	N	25210 45TH AVE S
007	155520	0460	3/29/06	\$265,000	1370	0	7	1966	4	8000	N	N	25107 35TH AVE S
007	383250	0040	3/11/05	\$251,500	1370	520	7	1962	3	7700	N	N	3427 S 263RD ST
007	714940	0470	5/18/04	\$260,000	1370	740	7	1977	3	7081	N	N	3511 S 261ST PL
007	139780	0040	3/1/04	\$172,000	1380	0	7	1957	4	11210	N	N	26904 28TH AVE S
007	714940	0180	11/12/04	\$274,950	1380	910	7	1977	4	7200	N	N	3417 S 261ST ST
007	939250	0290	11/7/06	\$323,000	1390	780	7	1961	3	9600	N	N	3902 S 269TH ST
007	011000	0120	5/22/06	\$295,000	1390	0	7	1960	4	8712	N	N	25612 34TH AVE S
007	383230	0300	11/10/06	\$257,500	1390	0	7	1967	4	8680	N	N	4608 S 256TH ST
007	714940	0460	7/20/05	\$260,000	1390	1030	7	1977	4	7081	N	N	3503 S 261ST PL
007	714940	0460	2/7/06	\$318,000	1390	1030	7	1977	4	7081	N	N	3503 S 261ST PL
007	807540	0250	8/16/05	\$225,000	1400	0	7	1955	3	12825	N	N	3922 S 238TH ST
007	939250	0030	7/9/04	\$265,000	1400	700	7	1961	4	9516	N	N	26819 37TH AVE S
007	315950	0070	8/30/06	\$190,500	1400	0	7	1966	3	9460	N	N	3229 S 270TH ST
007	763340	0110	9/14/06	\$289,000	1400	300	7	1960	4	8613	N	N	25622 33RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	885760	0200	7/29/04	\$195,150	1400	0	7	1961	4	7881	N	N	24021 36TH AVE S
007	155520	0260	12/1/05	\$274,900	1410	0	7	1963	5	9100	N	N	24918 35TH AVE S
007	383250	0390	4/11/06	\$328,000	1410	0	7	1967	3	7700	N	N	3545 S 262ND ST
007	383271	0300	7/20/05	\$230,000	1410	340	7	1977	4	7126	N	N	4411 S 263RD ST
007	155520	0180	5/5/05	\$233,950	1410	0	7	1963	4	7000	N	N	25027 35TH PL S
007	293660	0095	11/8/05	\$250,000	1420	0	7	1950	4	14501	N	N	3005 S 265TH ST
007	383250	0680	6/17/05	\$275,000	1420	420	7	1963	5	8450	N	N	26203 33RD AVE S
007	272204	9253	7/12/05	\$319,950	1430	806	7	2004	3	15074	N	N	25655 LAKE FENWICK RD S
007	222204	9203	4/24/06	\$275,950	1430	0	7	1992	3	8056	N	N	3716 S 251ST PL
007	983610	0100	3/12/04	\$225,000	1430	510	7	1976	3	6000	N	N	3431 S 257TH ST
007	885760	0040	3/22/04	\$192,000	1440	0	7	1959	4	9600	N	N	3545 S 244TH ST
007	272204	9247	7/7/05	\$273,000	1440	0	7	1994	3	8729	N	N	27023 CAMBRIDGE PL
007	432450	0260	7/27/06	\$296,000	1450	0	7	1959	4	7350	N	N	24601 35TH PL S
007	885760	0160	1/28/04	\$165,000	1460	0	7	1961	4	8023	N	N	24203 36TH AVE S
007	155530	0220	3/10/05	\$228,950	1470	0	7	1966	3	7000	N	N	3317 S 251ST PL
007	289460	0045	5/17/06	\$351,600	1480	900	7	1959	3	8625	N	N	3904 S 250TH ST
007	282204	9184	6/1/05	\$232,000	1490	0	7	1962	3	14374	N	N	27102 31ST AVE S
007	926590	0100	11/16/05	\$316,000	1490	0	7	1966	4	12390	N	N	3804 S 243RD ST
007	383250	0340	6/16/06	\$322,500	1490	550	7	1963	4	8250	N	N	3511 S 262ND ST
007	194140	0180	1/2/04	\$213,000	1500	0	7	1976	4	11273	N	N	4214 S 261ST ST
007	194140	0040	2/1/05	\$217,495	1500	0	7	1976	3	10430	N	N	4217 S 260TH ST
007	763350	0130	7/28/05	\$259,950	1500	0	7	1961	4	10400	N	N	25604 32ND PL S
007	763350	0100	8/23/05	\$249,500	1500	0	7	1961	3	10400	N	N	25628 32ND PL S
007	290890	0080	6/22/06	\$299,950	1540	0	7	1998	3	4020	N	N	26822 27TH AVE S
007	290890	0030	2/23/04	\$227,000	1540	0	7	1998	3	3915	N	N	2718 S 268TH PL
007	222204	9183	8/8/06	\$296,000	1550	0	7	1990	3	8712	N	N	3806 S 252ND ST
007	290890	0230	10/6/06	\$343,000	1550	0	7	1998	3	6061	N	N	26834 27TH PL S
007	290890	0170	1/14/05	\$237,000	1550	0	7	1998	3	3916	N	N	2717 S 268TH PL
007	383271	1000	1/6/05	\$273,000	1560	1490	7	1978	4	7701	N	N	4318 S 263RD ST
007	125320	0300	10/14/05	\$234,500	1570	0	7	1962	4	9112	N	N	3903 S 248TH ST
007	533570	0120	12/8/06	\$291,700	1580	0	7	1961	3	7800	N	N	3330 S 269TH ST

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	330403	0120	8/14/06	\$587,000	2720	0	9	2006	3	7273	N	N	28632 53RD AVE S
009	951096	0430	3/26/04	\$396,700	2730	0	9	2003	3	11608	N	N	28209 51ST PL S
009	951093	0170	5/16/06	\$555,000	2730	0	9	2000	3	9385	N	N	5332 S 283RD PL
009	951096	0450	3/4/04	\$396,700	2730	0	9	2003	3	9316	N	N	28225 51ST PL S
009	951093	0140	2/22/06	\$537,000	2730	0	9	2001	3	7951	N	N	28223 54TH AVE S
009	951096	0140	12/6/06	\$525,000	2730	0	9	2003	3	7534	N	N	28212 52ND AVE S
009	951096	0220	4/15/04	\$380,950	2730	0	9	2003	3	7409	N	N	28227 52ND AVE S
009	951096	0290	9/24/04	\$409,196	2730	0	9	2004	3	7368	N	N	28232 51ST PL S
009	951093	0120	3/14/05	\$409,000	2732	0	9	2001	3	7928	Y	N	28207 54TH AVE S
009	259565	0680	8/29/06	\$688,700	2790	0	9	1993	3	33482	N	N	5228 S 279TH ST
009	259565	0710	11/27/06	\$615,800	2790	0	9	1994	3	32075	N	N	5208 S 279TH ST
009	330403	0030	5/10/06	\$629,000	2820	0	9	2006	3	6070	Y	N	28428 53RD AVE S
009	342204	9281	5/25/05	\$425,000	2840	0	9	2004	3	11800	N	N	3839 S 272ND ST
009	259565	0670	6/29/06	\$659,950	2850	0	9	1993	3	37481	N	N	5235 S 279TH ST
009	951112	0100	8/23/05	\$532,500	2896	0	9	2005	3	8603	Y	N	28429 54TH AVE S
009	951112	0070	10/20/06	\$501,000	2912	0	9	2005	3	7506	N	N	28453 54TH AVE S
009	951112	0020	1/3/06	\$453,640	2912	0	9	2005	3	4171	N	N	28453 54TH AVE S
009	951096	0550	1/12/04	\$359,900	2920	0	9	2002	3	7391	N	N	5107 S 284TH PL
009	951096	0390	4/1/04	\$428,200	2940	0	9	2003	3	9901	N	N	5112 S 282ND WAY
009	330403	0220	1/23/06	\$593,628	2940	0	9	2006	3	9172	N	N	28621 53RD AVE S
009	951096	0320	6/15/04	\$425,900	2940	0	9	2004	3	7198	N	N	28210 51ST PL S
009	951096	0370	9/9/04	\$445,500	2940	0	9	2004	3	6707	N	N	5124 S 282ND WAY
009	330403	0050	8/9/06	\$699,850	2941	1100	9	2006	3	7290	Y	N	28506 53RD AVE S
009	951112	0040	6/22/05	\$469,300	3000	0	9	2005	3	8932	Y	N	28462 54TH AVE S
009	951112	0090	7/20/05	\$512,500	3001	0	9	2005	3	9293	Y	N	28437 54TH AVE S
009	951112	0060	9/26/05	\$482,802	3020	0	9	2005	3	12784	Y	N	28457 54TH AVE S
009	796775	0130	12/8/06	\$537,000	3030	0	9	1994	3	15698	N	N	27502 46TH CT S
009	951096	0360	4/6/04	\$413,500	3040	0	9	2003	3	7251	N	N	5130 S 282ND WAY
009	951096	0440	5/18/04	\$418,500	3050	0	9	2003	3	10266	N	N	28217 51ST PL S
009	951093	0010	8/5/04	\$417,500	3050	0	9	2004	3	9613	N	N	28208 54TH AVE S
009	330403	0310	6/14/06	\$622,763	3050	0	9	2006	3	9160	N	N	5238 S 286TH ST

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	330403	0240	4/3/06	\$549,500	3050	0	9	2006	3	8665	N	N	28613 53RD AVE S
009	951096	0490	5/11/04	\$387,200	3050	0	9	2003	3	8083	N	N	28257 51ST PL S
009	951096	0310	11/23/04	\$434,503	3050	0	9	2004	3	7438	N	N	28218 51ST PL S
009	951096	0270	7/13/04	\$418,900	3050	0	9	2004	3	6818	N	N	28244 51ST PL S
009	330403	0130	4/11/06	\$589,900	3050	0	9	2006	3	6699	N	N	28642 53RD AVE S
009	330403	0180	5/25/06	\$554,900	3060	0	9	2006	3	7675	N	N	28653 53RD AVE S
009	951096	0590	3/8/04	\$414,000	3080	0	9	2002	3	7700	N	N	5131 S 284TH PL
009	572900	0060	2/20/04	\$450,000	3170	0	9	2003	3	9750	N	N	27251 33RD PL S
009	951096	0380	7/23/04	\$449,500	3190	0	9	2004	3	8150	N	N	5118 S 282ND WAY
009	951096	0470	3/9/04	\$415,700	3220	0	9	2003	3	8591	N	N	28241 51ST PL S
009	951096	0030	9/29/06	\$590,000	3220	0	9	2002	3	8290	Y	N	5221 S 283RD ST
009	951096	0240	3/22/04	\$398,900	3220	0	9	2003	3	7215	N	N	28307 52ND AVE S
009	342204	9229	6/23/06	\$580,000	3280	0	9	1986	3	21344	N	N	4825 S 273RD PL
009	796795	0040	6/28/06	\$728,000	2039	1558	10	2005	3	15935	N	N	27850 53RD PL S
009	342204	9231	9/5/06	\$575,000	2580	0	10	1988	3	21344	N	N	27228 48TH AVE S
009	796795	0090	7/7/06	\$753,000	3053	1596	10	2005	3	13596	N	N	27880 53RD PL S
009	796775	0160	10/25/04	\$442,500	3290	0	10	1989	3	16426	N	N	27529 46TH AVE S
009	796795	0010	5/5/06	\$744,000	3365	0	10	2005	3	19724	Y	N	27836 53RD PL S
009	796795	0030	4/20/06	\$728,000	3674	0	10	2005	3	15422	N	N	27846 53RD PL S
009	796795	0060	5/1/06	\$732,000	3835	0	10	2005	3	16080	N	N	27862 53RD PL S
010	092104	9009	7/10/06	\$250,000	720	0	5	1963	3	93654	N	N	31016 28TH AVE S
010	092104	9075	11/9/04	\$160,000	930	0	5	1946	4	12230	N	N	30812 28TH AVE S
010	092104	9067	4/4/05	\$193,500	700	420	6	1940	3	9583	N	N	2519 S 304TH ST
010	042104	9232	7/27/06	\$155,000	790	0	6	1955	3	11761	N	N	30036 MILITARY RD S
010	768380	0071	5/11/05	\$164,000	840	0	6	1947	3	7350	N	N	2250 S 298TH ST
010	053700	0240	4/1/05	\$275,000	950	670	6	1934	4	9020	Y	Y	2210 S 308TH ST
010	422231	0090	3/15/04	\$186,000	960	0	6	1970	4	7600	N	N	28224 20TH AVE S
010	422231	0090	3/8/05	\$209,000	960	0	6	1970	4	7600	N	N	28224 20TH AVE S
010	422231	0090	11/27/06	\$229,000	960	0	6	1970	4	7600	N	N	28224 20TH AVE S
010	053700	0049	7/9/04	\$280,000	970	0	6	1990	3	11284	Y	Y	2033 S 304TH ST
010	367440	0055	6/29/04	\$159,000	1000	0	6	1952	3	6660	N	N	29633 18TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	367440	0055	10/27/05	\$170,000	1000	0	6	1952	3	6660	N	N	29633 18TH AVE S
010	042104	9197	6/30/05	\$210,000	1010	0	6	1965	4	9470	N	N	29216 18TH AVE S
010	422231	0680	12/31/04	\$205,000	1030	0	6	1970	3	11118	N	N	28403 20TH AVE S
010	092104	9261	6/21/06	\$280,000	1040	0	6	1974	4	20037	N	N	30511 MILITARY RD S
010	053700	0205	9/1/04	\$245,000	1070	0	6	1935	5	8733	Y	Y	2226 S 308TH ST
010	422231	0070	2/24/05	\$203,000	1120	0	6	1970	4	7622	N	N	28236 20TH AVE S
010	422231	0100	11/8/04	\$188,000	1120	0	6	1970	4	7030	N	N	2013 S 282ND PL
010	332204	9035	9/21/04	\$186,450	1140	0	6	1936	4	11761	N	N	2614 S 288TH ST
010	546280	0015	8/2/05	\$199,900	1140	0	6	1957	4	8645	N	N	28830 18TH AVE S
010	546280	0015	12/6/06	\$268,000	1140	0	6	1957	4	8645	N	N	28830 18TH AVE S
010	042104	9256	3/23/06	\$230,000	1200	0	6	1983	3	8712	N	N	2306 S 304TH ST
010	231240	0160	5/6/04	\$192,500	1250	0	6	1983	3	9916	N	N	28241 27TH AVE S
010	746690	0100	7/13/05	\$221,000	1250	0	6	1961	3	9480	N	N	28449 26TH AVE S
010	422231	0650	12/16/04	\$201,600	1300	0	6	1970	3	7169	N	N	28319 20TH AVE S
010	332204	9160	9/19/05	\$270,000	1560	0	6	1963	4	29185	N	N	2910 S 288TH ST
010	092104	9170	8/19/04	\$198,000	1670	0	6	1957	3	10725	N	N	31014 28TH AVE S
010	092104	9170	11/3/06	\$297,000	1670	0	6	1957	3	10725	N	N	31014 28TH AVE S
010	422231	0010	7/19/06	\$276,000	1730	0	6	1970	4	7350	N	N	2004 S 284TH PL
010	422231	0110	8/10/05	\$250,500	1890	0	6	1971	3	7605	N	N	2019 S 282ND PL
010	798310	0020	10/3/06	\$305,000	770	700	7	1969	3	7440	N	N	2023 S 298TH ST
010	422231	0320	1/9/04	\$193,350	790	650	7	1973	4	10420	N	N	2022 S 281ST ST
010	422231	0320	5/3/06	\$264,000	790	650	7	1973	4	10420	N	N	2022 S 281ST ST
010	798440	0115	1/24/05	\$195,900	830	340	7	1955	3	11100	N	N	2619 S 310TH ST
010	931510	0040	6/24/05	\$202,050	850	0	7	1967	3	8520	N	N	29617 21ST AVE S
010	422231	0260	9/12/06	\$310,000	850	820	7	1975	3	7770	N	N	28116 20TH AVE S
010	422250	0370	9/21/05	\$252,000	860	860	7	1963	3	7350	N	N	28844 23RD PL S
010	422250	0060	2/27/06	\$245,900	860	600	7	1964	3	7350	N	N	28815 23RD AVE S
010	422250	0270	11/14/06	\$333,000	860	860	7	1963	4	7260	N	N	28849 23RD PL S
010	422231	0460	11/29/05	\$275,000	870	840	7	1975	4	7980	N	N	2008 S 280TH PL
010	798380	0040	8/1/05	\$259,500	890	450	7	1985	3	8952	N	N	30120 29TH AVE S
010	422200	0010	3/19/04	\$175,000	920	0	7	1966	4	8850	N	N	2005 S 287TH PL

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	365500	0020	10/4/04	\$172,000	940	0	7	1954	4	7800	N	N	2626 S 304TH ST
010	422220	0040	2/10/05	\$199,950	950	0	7	1968	3	7526	N	N	2201 S 284TH PL
010	798380	0010	6/8/04	\$190,000	970	0	7	1985	4	8226	N	N	30138 29TH AVE S
010	027120	0210	8/25/04	\$192,000	990	0	7	1968	3	7410	N	N	2313 S 286TH ST
010	746690	0160	6/2/05	\$221,350	1000	0	7	1962	4	10260	N	N	28405 26TH AVE S
010	798290	0300	5/17/05	\$236,000	1000	0	7	1968	3	7623	N	N	2016 S 301ST PL
010	798300	0170	3/14/06	\$236,950	1000	0	7	1968	3	7194	N	N	2024 S 301ST ST
010	798310	0120	7/12/04	\$219,000	1010	480	7	1969	4	11610	N	N	2019 S 299TH ST
010	422250	0010	1/21/04	\$190,000	1010	480	7	1963	3	8829	N	N	28805 23RD PL S
010	422250	0010	6/15/05	\$225,000	1010	480	7	1963	3	8829	N	N	28805 23RD PL S
010	422250	0010	7/11/06	\$288,750	1010	480	7	1963	3	8829	N	N	28805 23RD PL S
010	365500	0310	8/25/05	\$295,000	1010	510	7	1968	3	8400	N	N	30213 26TH PL S
010	365500	0040	11/22/04	\$233,500	1010	400	7	1969	3	8400	N	N	30228 26TH PL S
010	053700	0370	4/14/04	\$174,000	1010	400	7	1959	4	8000	N	N	2025 S 308TH ST
010	422250	0420	12/21/05	\$242,000	1010	600	7	1963	3	7350	N	N	28810 23RD PL S
010	422250	0070	6/5/06	\$280,000	1010	1000	7	1964	3	7350	N	N	28833 23RD AVE S
010	422250	0170	7/6/06	\$267,800	1010	600	7	1963	4	7260	N	N	28852 23RD AVE S
010	422250	0280	12/5/06	\$280,000	1010	700	7	1963	4	7260	N	N	28855 23RD PL S
010	422250	0160	8/18/06	\$237,500	1010	670	7	1965	2	7260	N	N	29002 23RD AVE S
010	365500	0130	1/28/05	\$238,000	1010	510	7	1968	3	7210	N	N	2514 S 302ND PL
010	365500	0220	10/11/04	\$248,000	1010	740	7	1968	3	7200	N	N	30241 25TH PL S
010	332204	9122	10/20/04	\$215,000	1020	500	7	1957	4	19166	N	N	2312 S 288TH ST
010	332204	9122	6/2/05	\$259,950	1020	500	7	1957	4	19166	N	N	2312 S 288TH ST
010	751180	0015	1/6/05	\$199,000	1020	0	7	1975	3	8432	N	N	29649 21ST PL S
010	672050	0020	6/2/05	\$207,000	1020	0	7	1966	3	8100	N	N	29434 18TH AVE S
010	746690	0450	4/27/06	\$245,000	1030	0	7	1962	4	10370	N	N	28708 26TH AVE S
010	785360	0030	12/3/04	\$200,000	1030	0	7	1982	4	7200	N	N	1846 S 310TH ST
010	231240	0260	3/13/06	\$275,000	1040	740	7	1983	3	9375	N	N	2516 S 284TH ST
010	053700	0615	6/20/06	\$253,200	1040	0	7	1980	3	8906	N	N	30824 20TH AVE S
010	304020	0112	3/4/05	\$227,000	1040	0	7	1995	3	8509	N	N	29316 18TH AVE S
010	422220	0210	8/29/05	\$218,000	1040	540	7	1967	3	8000	N	N	2306 S 284TH PL

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	422220	0130	2/12/04	\$195,000	1040	600	7	1968	3	7526	N	N	2317 S 284TH PL
010	422293	0020	9/25/06	\$258,950	1050	450	7	1977	3	10726	N	N	29237 20TH WAY S
010	042104	9120	8/29/05	\$170,000	1050	0	7	1959	3	8500	N	N	2671 S 298TH ST
010	610110	0050	5/4/04	\$182,950	1060	0	7	1965	4	10048	N	N	2536 S 286TH ST
010	422270	0290	7/2/04	\$219,000	1060	900	7	1964	4	7582	N	N	28860 22ND AVE S
010	367430	0050	3/29/05	\$254,000	1060	600	7	1970	4	7128	Y	N	1955 S 299TH PL
010	798380	0030	7/27/05	\$260,000	1070	270	7	1985	3	8174	N	N	30126 29TH AVE S
010	422250	0050	9/17/04	\$214,950	1070	500	7	1964	4	7776	N	N	28809 23RD AVE S
010	422231	0340	8/17/04	\$222,000	1070	340	7	1976	4	7560	Y	N	2010 S 281ST ST
010	422250	0330	4/26/06	\$306,950	1070	700	7	1963	3	7350	N	N	29020 23RD PL S
010	053700	0346	12/28/05	\$244,900	1080	450	7	1963	3	8900	N	N	30816 20TH AVE S
010	053700	0346	8/29/06	\$290,000	1080	450	7	1963	3	8900	N	N	30816 20TH AVE S
010	422260	0070	10/26/05	\$275,000	1080	880	7	1964	4	8750	N	N	2333 S 292ND ST
010	798310	0160	6/23/04	\$195,000	1080	0	7	1969	4	7245	N	N	29915 21ST AVE S
010	304020	0180	9/25/04	\$220,000	1090	0	7	1955	3	32165	N	N	1846 S 296TH ST
010	798440	0005	3/18/05	\$248,000	1090	490	7	1954	4	12384	N	N	2640 S 309TH ST
010	422230	0010	4/14/05	\$293,000	1090	860	7	1968	4	9450	N	N	2203 S 282ND ST
010	798380	0160	12/15/06	\$312,950	1090	460	7	1981	3	8384	N	N	2806 S 303RD ST
010	027120	0160	7/14/04	\$224,500	1090	530	7	1969	3	7700	N	N	2212 S 287TH ST
010	422270	0190	2/7/05	\$235,000	1090	400	7	1967	4	7402	N	N	2219 S 291ST ST
010	027120	0120	11/21/06	\$294,950	1090	460	7	1969	3	7370	N	N	2236 S 287TH ST
010	092104	9314	5/5/05	\$237,650	1110	0	7	1954	4	14960	N	N	2833 S 308TH LN
010	798380	0020	3/3/06	\$293,500	1110	460	7	1985	3	7798	N	N	30132 29TH AVE S
010	768220	0320	8/4/06	\$285,000	1110	500	7	1965	4	7575	N	N	29832 26TH AVE S
010	422290	0070	3/29/04	\$209,000	1110	500	7	1968	3	7209	N	N	2206 S 292ND ST
010	751180	0040	7/27/04	\$225,000	1120	580	7	1963	3	10608	N	N	29625 21ST PL S
010	422260	0180	4/11/06	\$285,000	1120	550	7	1964	3	7722	N	N	2310 S 292ND ST
010	042104	9127	12/7/04	\$242,950	1130	800	7	1956	4	17424	N	N	2038 S 304TH ST
010	367440	0200	12/9/05	\$210,000	1130	0	7	1959	2	11880	N	N	29663 20TH AVE S
010	730320	0040	7/20/06	\$320,000	1130	500	7	1979	3	8466	N	N	28401 29TH PL S
010	746690	0170	6/3/05	\$237,000	1140	0	7	1962	3	9525	N	N	28404 26TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	422210	0330	3/11/05	\$240,000	1140	460	7	1967	3	9010	N	N	2147 S 285TH ST
010	422292	0060	6/17/04	\$237,500	1140	500	7	1973	4	8657	N	N	2352 S 292ND ST
010	422231	0290	2/22/05	\$255,000	1140	770	7	1973	4	7826	N	N	2017 S 281ST ST
010	422260	0140	7/13/05	\$250,000	1140	1000	7	1964	3	7350	N	N	29126 23RD PL S
010	092104	9251	5/22/06	\$255,000	1150	0	7	1954	3	42488	N	N	30802 28TH AVE S
010	231240	0200	6/24/04	\$232,500	1150	360	7	1990	3	10875	N	N	28216 MILITARY RD S
010	798380	0270	4/14/04	\$232,000	1160	290	7	1985	3	10031	N	N	30308 29TH CT S
010	798380	0270	7/11/06	\$300,000	1160	290	7	1985	3	10031	N	N	30308 29TH CT S
010	768380	0142	7/5/06	\$250,000	1160	0	7	1959	3	9520	N	N	29624 20TH AVE S
010	422231	0530	12/15/06	\$304,950	1160	440	7	1976	3	7936	N	N	28101 20TH AVE S
010	931510	0180	4/11/06	\$263,000	1160	0	7	1967	3	7194	N	N	2042 S 298TH ST
010	422231	0420	6/8/06	\$288,000	1160	530	7	1973	4	6720	N	N	2032 S 280TH PL
010	053700	0617	11/9/06	\$245,000	1170	0	7	1959	4	10778	N	N	30822 20TH AVE S
010	798290	0060	8/26/04	\$259,950	1170	1170	7	1968	4	8640	N	N	30212 21ST AVE S
010	053700	0601	6/8/04	\$175,000	1170	0	7	1966	4	8393	N	N	2004 S 310TH ST
010	798310	0030	7/10/06	\$307,500	1170	700	7	1969	3	7440	N	N	2031 S 298TH ST
010	053700	0565	10/7/06	\$249,978	1170	0	7	1966	3	7303	N	N	30831 22ND AVE S
010	053700	0652	7/8/05	\$231,500	1170	0	7	1960	4	7200	N	N	31054 22ND AVE S
010	610110	0020	5/4/05	\$242,000	1180	580	7	1964	3	9750	N	N	2516 S 286TH ST
010	422250	0080	11/18/04	\$164,200	1180	0	7	1963	3	7350	N	N	28839 23RD AVE S
010	768220	0110	1/7/05	\$230,000	1180	500	7	1966	4	7200	N	N	29838 24TH PL S
010	730320	0270	8/24/05	\$285,000	1180	820	7	1980	3	6491	N	N	2815 S 285TH PL
010	768380	0214	10/26/06	\$280,000	1190	400	7	1962	4	10200	N	N	29818 23RD AVE S
010	111700	0100	10/13/04	\$213,000	1190	0	7	1981	4	9990	N	N	28249 28TH AVE S
010	941480	0040	10/18/05	\$284,500	1190	350	7	1980	3	9660	N	N	29706 24TH AVE S
010	798380	0150	12/28/06	\$257,000	1190	540	7	1981	3	9034	N	N	2816 S 303RD ST
010	768220	0350	5/25/04	\$219,900	1190	840	7	1965	4	8700	N	N	29816 25TH PL S
010	798510	0100	8/24/04	\$246,500	1190	340	7	1988	3	8061	N	N	30312 24TH PL S
010	332204	9206	10/19/06	\$299,950	1190	530	7	1979	3	7840	N	N	28427 OLD MILITARY RD
010	798510	0150	11/8/06	\$329,900	1190	340	7	1988	3	6605	N	N	30309 24TH PL S
010	757561	0730	3/13/06	\$271,500	1190	0	7	1986	3	6045	N	N	27750 25TH DR S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	422210	0110	6/15/04	\$212,000	1200	0	7	1967	3	9570	N	N	28504 23RD AVE S
010	422210	0010	8/8/05	\$224,000	1200	0	7	1967	3	9120	N	N	2111 S 286TH ST
010	660300	0050	4/13/06	\$251,000	1200	0	7	1967	4	8976	N	N	29622 21ST PL S
010	422210	0390	3/23/04	\$182,000	1200	0	7	1967	4	8510	N	N	2116 S 286TH ST
010	422210	0200	6/1/06	\$245,000	1200	0	7	1967	4	8436	N	N	2100 S 285TH ST
010	552900	0040	12/28/04	\$213,220	1200	0	7	1968	4	7272	N	N	2521 S 286TH ST
010	422293	0060	4/20/05	\$227,500	1210	500	7	1977	3	12859	N	N	29261 20TH WAY S
010	365500	0200	2/14/06	\$244,000	1210	0	7	1968	3	7200	N	N	30229 25TH PL S
010	798380	0050	10/12/05	\$242,939	1220	0	7	1985	3	11555	N	N	2803 S 301ST ST
010	042104	9159	8/30/04	\$162,000	1220	0	7	1965	2	11250	N	N	1859 S 288TH ST
010	422220	0370	6/1/05	\$270,000	1220	1090	7	1968	4	9040	N	N	2216 S 284TH ST
010	332204	9163	11/11/04	\$198,000	1220	0	7	1965	3	9000	N	N	2828 S 288TH ST
010	798310	0040	12/8/05	\$250,000	1220	0	7	1969	3	8400	N	N	2041 S 298TH ST
010	422210	0230	7/12/06	\$274,950	1220	0	7	1967	4	8140	N	N	2010 S 285TH ST
010	422200	0220	8/5/05	\$227,500	1220	0	7	1967	3	8136	N	N	28532 20TH AVE S
010	422220	0550	8/20/04	\$226,000	1220	650	7	1968	4	7800	N	N	28413 22ND AVE S
010	422220	0460	7/1/05	\$265,400	1220	800	7	1968	3	7544	N	N	2210 S 283RD ST
010	422220	0060	10/25/04	\$215,000	1220	330	7	1967	3	7526	N	N	2215 S 284TH PL
010	422220	0530	9/28/05	\$227,000	1220	0	7	1968	4	7350	N	N	28401 22ND AVE S
010	422290	0030	8/25/04	\$194,000	1220	0	7	1968	3	7210	N	N	2234 S 292ND ST
010	672050	0040	11/24/04	\$234,000	1230	400	7	1965	3	8100	N	N	29422 18TH AVE S
010	027120	0070	8/3/04	\$189,950	1230	0	7	1968	4	7776	N	N	2243 S 287TH ST
010	027120	0230	7/21/04	\$204,500	1230	0	7	1968	3	7400	N	N	28521 24TH AVE S
010	798380	0280	4/21/06	\$260,000	1240	0	7	1981	3	8691	N	N	30304 29TH CT S
010	422210	0310	11/7/05	\$325,000	1240	570	7	1967	4	8436	N	N	2133 S 285TH ST
010	768220	0290	11/1/05	\$231,950	1240	650	7	1966	3	8000	N	N	29914 26TH AVE S
010	730320	0200	4/2/06	\$330,000	1240	810	7	1980	3	7208	N	N	2822 S 285TH PL
010	798440	0150	6/21/05	\$253,750	1240	340	7	1955	3	7147	N	N	31105 28TH AVE S
010	365500	0030	11/15/05	\$299,950	1248	880	7	2005	3	8400	N	N	30236 26TH PL S
010	367440	0230	4/18/06	\$255,500	1250	0	7	1956	4	18540	N	N	1913 S 296TH ST
010	768220	0040	12/22/04	\$225,000	1250	680	7	1966	3	10816	N	N	29829 24TH PL S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	768220	0040	11/2/06	\$322,000	1250	680	7	1966	3	10816	N	N	29829 24TH PLS
010	798310	0190	6/23/05	\$229,950	1250	0	7	1969	3	7440	N	N	2022 S 300TH ST
010	367440	0222	3/28/06	\$273,150	1250	650	7	1972	3	7208	N	N	29619 20TH AVE S
010	422300	0140	7/20/05	\$263,000	1260	300	7	1966	4	9635	N	N	29215 20TH AVE S
010	422220	0470	5/4/06	\$279,000	1260	0	7	1968	3	8500	N	N	2204 S 283RD ST
010	798290	0190	9/5/06	\$299,000	1260	690	7	1969	3	8260	N	N	30209 21ST AVE S
010	422200	0340	5/20/05	\$209,000	1260	0	7	1966	3	7920	N	N	28531 20TH AVE S
010	422300	0280	6/8/05	\$263,550	1260	280	7	1966	3	7200	N	N	1929 S 289TH ST
010	768380	0200	6/28/04	\$210,000	1270	0	7	1947	3	32175	N	N	2223 S 298TH ST
010	768380	0200	11/22/06	\$330,000	1270	0	7	1947	3	32175	N	N	2223 S 298TH ST
010	422270	0270	2/24/04	\$225,000	1270	600	7	1964	3	8276	N	N	29014 22ND AVE S
010	422260	0020	11/15/05	\$288,400	1270	480	7	1964	4	7752	N	N	29115 23RD AVE S
010	422280	0010	2/27/06	\$268,000	1270	300	7	1966	3	7414	N	N	28805 21ST AVE S
010	751180	0050	9/29/06	\$248,000	1280	0	7	1963	3	10608	N	N	29621 21ST PLS
010	798300	0080	3/29/05	\$216,500	1280	0	7	1968	3	7848	N	N	2041 S 301ST ST
010	422220	0290	8/7/06	\$270,000	1280	0	7	1968	3	7650	N	N	28414 22ND AVE S
010	092104	9104	4/7/06	\$490,000	1290	270	7	1947	4	19602	Y	Y	30700 19TH AVE S
010	768220	0340	4/27/06	\$301,000	1290	670	7	1965	4	9890	N	N	29824 25TH PLS
010	422280	0050	6/7/05	\$225,000	1290	0	7	1966	3	9273	N	N	28833 21ST AVE S
010	422230	0130	7/25/05	\$325,000	1290	340	7	1988	3	8984	Y	N	28002 22ND AVE S
010	422280	0150	6/14/04	\$205,000	1290	840	7	1966	4	8697	N	N	28917 20TH AVE S
010	422280	0280	5/22/06	\$275,000	1290	0	7	1966	4	8098	N	N	28906 20TH AVE S
010	422280	0310	5/1/06	\$260,000	1290	0	7	1966	4	8064	N	N	28832 21ST AVE S
010	768220	0080	9/26/06	\$305,000	1290	400	7	1967	3	8050	N	N	29855 24TH PLS
010	730320	0100	7/26/04	\$198,000	1290	0	7	1979	3	7216	N	N	2804 S 284TH PL
010	730320	0090	11/16/06	\$278,050	1290	0	7	1979	3	7200	N	N	2808 S 284TH PL
010	730320	0180	7/30/04	\$203,500	1290	0	7	1980	3	6930	N	N	2834 S 285TH PL
010	042104	9121	8/24/04	\$270,000	1300	400	7	1985	3	24393	N	N	2416 S 304TH ST
010	746690	0180	8/15/05	\$237,000	1300	0	7	1962	4	9600	N	N	28412 26TH AVE S
010	746690	0120	9/17/04	\$212,500	1300	0	7	1962	4	9438	N	N	28437 26TH AVE S
010	746690	0150	12/29/05	\$231,235	1300	0	7	1962	4	9424	N	N	28411 26TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	660300	0060	4/20/06	\$249,500	1300	0	7	1967	4	8976	N	N	29618 21ST PL S
010	422210	0260	6/28/06	\$269,950	1300	0	7	1967	4	8436	N	N	2027 S 285TH ST
010	798300	0200	8/31/04	\$187,500	1300	0	7	1968	4	8284	N	N	2048 S 301ST ST
010	422200	0370	7/21/04	\$172,500	1300	0	7	1966	3	7920	N	N	28553 20TH AVE S
010	422200	0310	4/27/05	\$239,700	1300	0	7	1966	3	7920	N	N	28509 20TH AVE S
010	422200	0300	10/31/06	\$248,000	1300	0	7	1966	3	7920	N	N	28503 20TH AVE S
010	798380	0140	8/26/04	\$220,000	1310	800	7	1981	3	9092	N	N	30223 29TH AVE S
010	798510	0090	5/18/05	\$266,000	1310	580	7	1988	3	7981	N	N	30316 24TH PL S
010	422220	0150	6/5/06	\$259,500	1310	0	7	1968	3	7526	N	N	2333 S 284TH PL
010	941480	0010	8/10/04	\$230,000	1310	780	7	1978	4	7420	N	N	2414 S 298TH ST
010	422260	0200	10/25/05	\$297,000	1310	600	7	1964	4	7260	N	N	29110 23RD AVE S
010	092104	9315	1/31/05	\$192,000	1320	0	7	1956	3	17390	N	N	2839 S 308TH LN
010	053700	0320	6/3/04	\$315,000	1320	640	7	1958	4	13448	Y	Y	2014 S 308TH ST
010	399900	0160	8/24/06	\$266,950	1320	0	7	1954	3	7666	N	N	2806 S 288TH ST
010	422270	0230	5/31/05	\$280,000	1320	600	7	1964	3	7570	N	N	2236 S 291ST ST
010	365500	0140	7/22/05	\$240,000	1320	0	7	1968	4	7210	N	N	2508 S 302ND PL
010	053700	0566	5/19/04	\$200,000	1330	0	7	1966	3	8393	N	N	30837 22ND AVE S
010	422270	0060	10/11/05	\$265,000	1330	0	7	1966	4	7251	N	N	28839 22ND AVE S
010	768380	0141	2/20/06	\$246,000	1340	0	7	1959	4	10336	N	N	29616 20TH AVE S
010	746690	0280	3/23/06	\$230,000	1340	0	7	1961	4	9682	N	N	28620 26TH AVE S
010	798290	0210	11/22/06	\$300,000	1340	0	7	1968	4	8774	N	N	2045 S 301ST PL
010	798290	0080	9/20/04	\$224,950	1340	0	7	1968	3	7840	N	N	30220 21ST AVE S
010	768380	0216	11/27/06	\$290,000	1350	0	7	1962	4	10200	N	N	29844 23RD AVE S
010	768220	0220	10/4/05	\$304,950	1350	1150	7	1966	3	6800	N	N	2424 S 299TH ST
010	757560	0100	10/27/04	\$269,500	1360	730	7	1987	3	10834	N	N	27609 25TH DR S
010	746690	0240	5/24/04	\$205,000	1360	0	7	1961	3	9750	N	N	28450 26TH AVE S
010	798290	0340	5/12/05	\$231,000	1360	0	7	1968	4	8988	N	N	30111 21ST AVE S
010	798290	0200	1/19/05	\$205,000	1360	0	7	1968	3	8960	N	N	30203 21ST AVE S
010	798290	0200	10/19/05	\$249,000	1360	0	7	1968	3	8960	N	N	30203 21ST AVE S
010	798290	0320	5/4/05	\$227,000	1360	0	7	1968	4	7848	N	N	2032 S 301ST PL
010	422270	0320	9/26/05	\$245,000	1380	0	7	1964	4	7857	N	N	28848 22ND AVE S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	422260	0120	5/31/06	\$335,000	1380	640	7	1966	4	7810	N	N	29138 23RD PL S
010	746690	0050	3/17/05	\$219,950	1390	0	7	1962	4	9520	N	N	28627 26TH AVE S
010	798510	0120	8/16/06	\$260,000	1390	0	7	1988	3	7650	N	N	30304 24TH PLS
010	730320	0250	1/20/05	\$250,000	1390	580	7	1980	3	7210	N	N	2805 S 285TH PL
010	757561	0360	7/21/04	\$227,500	1390	290	7	1987	3	6691	Y	N	2318 S 278TH CT
010	768380	0218	6/8/06	\$260,000	1400	0	7	1962	4	10650	N	N	2326 S 300TH ST
010	768220	0140	2/3/05	\$234,950	1400	770	7	1966	4	7200	N	N	29818 24TH PLS
010	757560	0520	2/15/06	\$279,000	1410	0	7	1987	3	6144	N	N	2643 S 276TH ST
010	111700	0090	10/14/04	\$191,200	1420	0	7	1960	4	9990	N	N	2720 S 284TH ST
010	798440	0045	8/24/04	\$156,500	1420	0	7	1956	4	9000	N	N	2640 S 310TH ST
010	798440	0030	6/3/05	\$259,000	1420	0	7	1957	4	9000	N	N	30903 28TH AVE S
010	422231	0490	5/24/05	\$238,500	1430	0	7	1989	3	19725	N	N	28005 20TH AVE S
010	356820	0160	6/22/05	\$340,000	1430	370	7	1988	3	11152	N	N	28122 28TH AVE S
010	798290	0130	6/6/06	\$322,000	1430	670	7	1968	4	9380	N	N	30245 21ST AVE S
010	356820	0110	4/8/04	\$215,000	1430	480	7	1988	3	8897	N	N	28115 29TH AVE S
010	422270	0170	3/20/06	\$275,000	1440	0	7	1964	3	7919	N	N	2207 S 291ST ST
010	757562	0350	11/4/04	\$225,000	1440	0	7	1990	3	6541	N	N	27803 20TH PLS
010	757562	0350	7/28/06	\$303,000	1440	0	7	1990	3	6541	N	N	27803 20TH PLS
010	746690	0140	10/17/05	\$165,000	1450	0	7	1961	4	9394	N	N	28415 26TH AVE S
010	757562	0380	7/20/05	\$260,000	1450	0	7	1990	3	5216	N	N	27815 20TH PLS
010	757562	0380	8/31/06	\$292,600	1450	0	7	1990	3	5216	N	N	27815 20TH PLS
010	757562	0390	7/28/06	\$292,500	1450	0	7	1990	3	5000	N	N	27819 20TH PLS
010	356820	0170	3/15/05	\$280,000	1460	480	7	1988	3	10139	N	N	28114 28TH AVE S
010	356820	0170	7/25/06	\$339,950	1460	480	7	1988	3	10139	N	N	28114 28TH AVE S
010	422200	0400	4/14/06	\$259,888	1460	0	7	1966	4	8720	N	N	28707 20TH AVE S
010	757562	0300	4/21/05	\$265,000	1460	0	7	1991	3	7493	N	N	27818 20TH PLS
010	768220	0120	4/13/04	\$211,500	1460	0	7	1968	3	7200	N	N	29832 24TH PLS
010	757560	0420	4/26/04	\$219,000	1460	0	7	1987	3	5250	N	N	27634 26TH AVE S
010	757562	0470	6/9/04	\$226,250	1490	0	7	1990	3	15872	N	N	2013 S 279TH ST
010	367440	0206	9/26/05	\$258,000	1490	0	7	1959	4	9600	N	N	29653 20TH AVE S
010	092104	9091	4/7/04	\$233,950	1490	660	7	1966	4	9274	N	N	30414 28TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	757560	0620	6/2/06	\$310,000	1500	0	7	1988	3	5250	N	N	2624 S 276TH ST
010	757562	0410	10/18/04	\$230,000	1500	0	7	1991	3	5000	N	N	27827 20TH PL S
010	422280	0030	9/15/05	\$319,000	1510	300	7	1965	4	7364	N	N	28819 21ST AVE S
010	757562	0370	11/7/05	\$292,000	1510	0	7	1991	3	7216	N	N	27811 20TH PL S
010	053700	0620	7/16/04	\$186,000	1520	0	7	1957	4	10100	N	N	31034 20TH AVE S
010	356820	0040	11/28/05	\$276,000	1520	0	7	1988	3	9600	N	N	28124 29TH AVE S
010	053700	0552	6/23/05	\$275,500	1520	0	7	1994	3	7393	N	N	31013 24TH CT S
010	757560	0690	10/17/06	\$334,450	1520	480	7	1986	3	6036	N	N	27526 26TH AVE S
010	757560	0250	3/10/06	\$290,000	1520	0	7	1988	3	5130	N	N	27609 26TH AVE S
010	042104	9124	1/31/06	\$279,950	1530	0	7	1959	3	17225	N	N	30005 23RD AVE S
010	768380	0145	3/8/04	\$212,000	1530	0	7	1959	4	10200	N	N	29646 20TH AVE S
010	768380	0099	10/14/04	\$198,000	1530	0	7	1960	4	9880	N	N	2212 S 298TH ST
010	757560	0050	10/31/05	\$278,000	1530	0	7	1985	3	5312	N	N	27547 25TH DR S
010	798280	0040	4/27/04	\$230,000	1540	0	7	1992	3	7184	N	N	2022 S 302ND PL
010	798290	0170	8/20/04	\$224,450	1550	420	7	1968	4	7210	N	N	30221 21ST AVE S
010	422200	0070	6/25/04	\$219,900	1560	0	7	1966	4	7480	N	N	28632 21ST AVE S
010	757562	0520	3/27/06	\$331,950	1560	0	7	1987	3	6615	Y	N	27901 21ST AVE S
010	757562	0450	4/9/04	\$211,500	1560	0	7	1990	3	5621	N	N	2006 S 279TH PL
010	757562	0400	6/25/05	\$257,000	1560	0	7	1990	3	5000	N	N	27823 20TH PL S
010	757562	0420	7/22/05	\$277,500	1560	0	7	1990	3	5000	N	N	27831 20TH PL S
010	053700	0550	6/7/05	\$195,700	1570	0	7	1959	4	11777	N	N	30823 22ND AVE S
010	422230	0150	5/18/05	\$235,000	1580	0	7	1977	3	7644	Y	N	27938 22ND AVE S
010	422200	0060	7/12/04	\$224,500	1600	0	7	1967	3	12180	N	N	28638 21ST AVE S
010	798380	0100	8/30/04	\$245,000	1600	0	7	1983	4	7083	N	N	30133 29TH AVE S
010	757561	0610	6/10/04	\$214,000	1600	0	7	1986	3	5048	N	N	2526 S 279TH PL
010	422260	0060	7/14/05	\$285,950	1610	1170	7	1968	4	8749	N	N	2325 S 292ND ST
010	757560	0180	1/8/04	\$219,950	1610	0	7	1987	3	5281	N	N	27602 25TH DR S
010	757560	0070	4/12/06	\$294,000	1620	0	7	1987	3	14936	N	N	27555 25TH DR S
010	757562	0290	7/5/05	\$252,000	1620	0	7	1991	3	10626	N	N	27826 20TH PL S
010	746690	0070	8/17/06	\$268,000	1620	0	7	1961	4	9520	N	N	28609 26TH AVE S
010	757560	0430	3/25/04	\$220,000	1620	0	7	1987	3	5250	N	N	27628 26TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	757560	0430	12/29/06	\$309,500	1620	0	7	1987	3	5250	N	N	27628 26TH AVE S
010	367440	0131	3/10/05	\$199,950	1630	0	7	1960	4	13875	N	N	29650 18TH AVE S
010	768380	0015	9/3/04	\$217,500	1630	0	7	1963	4	10920	N	N	2666 S 298TH ST
010	757560	0330	9/1/06	\$313,000	1630	0	7	1987	3	6802	N	N	27651 26TH AVE S
010	042104	9203	8/4/06	\$351,000	1640	760	7	1967	3	12558	N	N	30232 20TH AVE S
010	422300	0110	12/6/04	\$232,360	1640	0	7	1966	4	9240	N	N	29035 19TH AVE S
010	422300	0250	8/8/05	\$255,000	1640	0	7	1966	4	7200	N	N	1911 S 289TH ST
010	757561	0150	4/19/05	\$249,000	1650	0	7	1989	3	8595	N	N	27736 23RD AVE S
010	757561	0150	2/16/06	\$285,000	1650	0	7	1989	3	8595	N	N	27736 23RD AVE S
010	757561	0260	10/19/06	\$324,500	1650	0	7	1990	3	7851	N	N	27705 23RD AVE S
010	757561	0180	4/20/05	\$255,000	1650	0	7	1989	3	5608	N	N	27724 23RD AVE S
010	757560	0580	7/22/04	\$229,950	1650	0	7	1988	3	5148	N	N	2640 S 276TH ST
010	768380	0021	10/21/04	\$310,000	1660	1600	7	1997	3	31039	N	N	2622 S 298TH ST
010	422280	0085	6/26/06	\$309,950	1670	0	7	1965	3	10657	N	N	28808 20TH PL S
010	757560	0370	7/21/04	\$230,000	1670	0	7	1987	3	8296	N	N	27668 26TH AVE S
010	422280	0230	6/16/04	\$211,800	1670	0	7	1966	3	7733	N	N	2009 S 291ST ST
010	422280	0250	10/21/04	\$235,000	1670	0	7	1966	4	7519	N	N	2021 S 291ST ST
010	422280	0020	5/27/04	\$214,000	1670	0	7	1965	4	7200	N	N	28811 21ST AVE S
010	757560	0230	7/20/04	\$226,000	1670	0	7	1988	3	5009	N	N	27520 25TH DR S
010	422270	0220	9/14/06	\$309,000	1680	0	7	1965	3	7606	N	N	2237 S 291ST ST
010	053700	0670	6/30/06	\$299,500	1690	0	7	1994	3	12416	N	N	31102 24TH CT S
010	746690	0040	12/13/06	\$318,000	1690	0	7	1960	3	9520	N	N	28635 26TH AVE S
010	027120	0130	5/13/04	\$217,950	1690	0	7	1969	3	7700	N	N	2230 S 287TH ST
010	422220	0140	4/23/04	\$191,500	1690	0	7	1968	3	7526	N	N	2325 S 284TH PL
010	757562	0590	2/12/05	\$260,000	1690	0	7	1989	3	6661	Y	N	27931 21ST AVE S
010	757560	0440	6/8/06	\$309,950	1690	0	7	1986	3	5875	N	N	27620 26TH AVE S
010	757562	0270	8/18/05	\$366,000	1700	750	7	1987	3	10483	N	N	2036 S 279TH PL
010	422210	0020	3/21/06	\$280,000	1700	0	7	1967	3	9120	N	N	2121 S 286TH ST
010	798510	0180	11/30/05	\$309,950	1720	0	7	1988	3	7201	N	N	30323 24TH PL S
010	757560	0040	5/22/06	\$297,000	1720	0	7	1985	3	6264	N	N	27541 25TH DR S
010	757562	0690	7/23/04	\$250,000	1730	0	7	1988	3	5700	N	N	2111 S 279TH PL

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	332204	9134	12/28/05	\$265,000	1740	0	7	1960	4	11761	N	N	2622 S 288TH ST
010	757561	0500	9/12/05	\$359,900	1740	840	7	1988	3	5605	Y	N	27929 22ND AVE S
010	757562	0460	8/12/04	\$233,500	1750	0	7	1987	3	16233	N	N	2007 S 279TH PL
010	757561	0690	7/6/06	\$329,950	1770	0	7	1986	3	5235	N	N	27818 25TH DR S
010	422210	0360	4/23/04	\$259,950	1780	0	7	1967	4	8436	N	N	2138 S 286TH ST
010	757560	0210	3/4/04	\$223,000	1780	0	7	1987	3	5046	N	N	27536 25TH DR S
010	798280	0050	3/20/06	\$285,000	1800	0	7	1992	3	8290	N	N	2026 S 302ND PL
010	785360	0060	2/18/05	\$230,000	1800	0	7	1967	3	6160	N	N	1836 S 312TH ST
010	785360	0060	6/28/06	\$311,000	1800	0	7	1967	3	6160	N	N	1836 S 312TH ST
010	757560	0310	1/24/05	\$239,200	1800	0	7	1988	3	5388	N	N	27639 26TH AVE S
010	092104	9184	8/7/06	\$377,500	1800	0	7	1969	3	5200	Y	Y	30445 28TH AVE S
010	231240	0230	3/15/05	\$255,500	1810	0	7	1992	3	12000	N	N	28236 MILITARY RD S
010	757562	0140	1/16/04	\$260,000	1820	0	7	1996	3	10804	N	N	2104 S 277TH PL
010	757562	0130	5/28/04	\$293,500	1820	0	7	1996	3	10362	N	N	2108 S 277TH PL
010	053700	0410	3/22/04	\$265,000	1830	0	7	1986	3	13400	N	N	2055 S 308TH ST
010	757561	0220	8/20/04	\$240,000	1840	0	7	1989	3	5166	N	N	27708 23RD AVE S
010	757560	0030	7/26/06	\$325,000	1850	0	7	1985	3	5578	N	N	27535 25TH DR S
010	042104	9133	8/24/05	\$287,500	1910	0	7	1959	3	21385	N	N	2209 S 300TH ST
010	798290	0030	5/5/05	\$278,600	1910	0	7	1968	4	7770	N	N	30120 21ST AVE S
010	768380	0022	9/21/06	\$370,000	1950	0	7	1950	5	10773	N	N	2628 S 298TH ST
010	111700	0110	7/6/05	\$273,000	1950	0	7	1985	3	9990	N	N	28243 28TH AVE S
010	092104	9073	4/5/04	\$344,700	1960	0	7	1941	4	10890	Y	Y	2623 S 304TH ST
010	231240	0190	10/19/06	\$345,000	1960	0	7	2001	3	10125	N	N	28208 MILITARY RD S
010	365500	0010	11/21/05	\$317,000	2000	0	7	2005	3	7800	N	N	30248 26TH PL S
010	422200	0330	1/13/05	\$255,470	2015	0	7	1966	4	7920	N	N	28525 20TH AVE S
010	422300	0090	3/7/05	\$240,000	2160	0	7	1966	3	9240	N	N	29021 19TH AVE S
010	746690	0110	8/23/04	\$267,700	2320	0	7	1962	4	9438	N	N	28441 26TH AVE S
010	768380	0140	5/24/06	\$345,000	2400	0	7	1976	3	10200	N	N	29654 20TH AVE S
010	746690	0290	12/1/04	\$267,500	2510	0	7	1961	4	9396	N	N	28630 26TH AVE S
010	798500	0320	9/7/05	\$249,950	1110	500	8	1967	4	9000	N	N	2655 S 300TH ST
010	798490	0150	8/2/05	\$261,000	1220	1220	8	1966	3	8400	N	N	30101 27TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	326081	0010	5/20/05	\$340,000	2020	0	8	2000	3	10449	N	N	28202 26TH AVE S
010	326080	0370	8/4/06	\$425,000	2020	0	8	1998	3	8703	N	N	2416 S 280TH PL
010	326081	0050	1/18/06	\$395,000	2020	0	8	2000	3	8645	N	N	28280 26TH AVE S
010	326081	0660	11/29/06	\$470,000	2040	820	8	2000	3	7800	N	N	27940 25TH PL S
010	720440	0050	5/17/04	\$251,000	2050	0	8	2000	3	15007	N	N	27640 21ST PL S
010	326081	0040	7/14/06	\$385,000	2050	0	8	2000	3	8645	N	N	28250 26TH AVE S
010	326081	0130	9/29/05	\$383,000	2080	0	8	2000	3	8297	N	N	2412 S 284TH PL
010	868040	0450	4/22/04	\$297,000	2100	0	8	2003	3	5240	N	N	2948 S 298TH ST
010	304020	0120	6/21/05	\$299,900	2140	140	8	2004	3	10105	N	N	29338 18TH AVE S
010	868040	0120	2/13/04	\$248,990	2140	0	8	2003	3	5261	N	N	2996 S 296TH ST
010	868040	0010	10/28/04	\$265,000	2140	0	8	2002	3	5058	N	N	29894 30TH AVE S
010	868040	0080	3/2/06	\$349,999	2140	0	8	2003	3	5000	N	N	29738 30TH AVE S
010	131000	0140	4/13/04	\$235,000	2150	0	8	1995	3	7322	N	N	29317 19TH PL S
010	042104	9113	4/15/04	\$226,000	2170	340	8	1954	4	15246	N	N	30224 23RD AVE S
010	326080	0200	10/19/04	\$312,000	2180	0	8	1998	3	7235	N	N	28003 24TH PL S
010	326080	0220	9/27/05	\$387,000	2180	0	8	1998	3	7201	N	N	2333 S 280TH PL
010	326081	0120	6/27/05	\$350,000	2190	0	8	2000	3	8496	N	N	2422 S 284TH PL
010	326081	0510	7/21/06	\$391,000	2190	0	8	2000	3	7651	N	N	2402 S 283RD PL
010	326081	0370	3/28/05	\$349,950	2190	0	8	2000	3	7269	N	N	28388 23RD AVE S
010	326081	0390	6/16/05	\$370,000	2200	0	8	2000	3	7269	N	N	2395 S 284TH PL
010	796820	0090	8/19/04	\$307,000	2210	0	8	2003	3	7214	N	N	2719 S 275TH PL
010	131000	0100	10/6/06	\$377,500	2220	0	8	1994	3	8257	N	N	29409 19TH PL S
010	326081	0200	7/27/05	\$400,000	2230	0	8	1999	3	8931	Y	N	2322 S 284TH CT
010	326081	0030	10/27/05	\$407,000	2240	0	8	2000	3	8801	N	N	28230 26TH AVE S
010	326081	0380	5/24/05	\$392,000	2240	0	8	1999	3	7269	N	N	2377 S 284TH PL
010	796820	0170	11/10/04	\$323,000	2270	0	8	2003	3	7243	N	N	2620 S 275TH PL
010	326080	0120	6/10/04	\$345,000	2360	0	8	1998	3	8222	N	N	28144 24TH PL S
010	796820	0120	11/22/05	\$359,650	2370	0	8	2003	3	9490	N	N	2718 S 275TH PL
010	326080	0330	8/17/05	\$420,000	2450	0	8	1998	3	9348	N	N	2356 S 280TH PL
010	326080	0210	6/23/04	\$325,000	2480	0	8	1998	3	8065	N	N	2351 S 280TH PL
010	326081	0480	12/1/06	\$415,000	2540	0	8	1999	3	7286	N	N	2430 S 283RD PL

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	868040	0230	5/12/06	\$403,000	2620	0	8	2003	3	6733	N	N	2941 S 296TH PL
010	868040	0470	11/3/06	\$399,950	2640	0	8	2003	3	11740	N	N	2919 S 298TH ST
010	326081	0320	6/8/05	\$423,000	2700	0	8	1999	3	7201	N	N	28088 23RD AVE S
010	768380	0023	5/26/05	\$506,000	3440	0	9	2001	3	19900	N	N	2608 S 298TH ST

Improved Sales Removed from this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	011000	0020	4/7/04	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
007	011000	0040	1/3/05	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	125320	0040	7/8/05	\$500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
007	125320	0250	8/29/05	\$242,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	131050	0310	5/25/05	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	131060	0080	2/27/06	\$340,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	131060	0090	4/22/05	\$104,540	DOR RATIO;QUIT CLAIM DEED;
007	131060	0270	10/13/06	\$324,950	RELOCATION - SALE BY SERVICE
007	131080	0070	5/25/05	\$71,580	DOR RATIO;QUIT CLAIM DEED
007	131080	0070	2/27/04	\$210,000	QUIT CLAIM DEED;
007	131091	0020	10/27/05	\$246,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	131091	0220	11/8/06	\$326,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	131096	0320	4/26/04	\$272,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	131098	0110	6/24/04	\$264,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	131098	0270	10/12/04	\$262,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	131098	0340	1/20/04	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	131099	0020	8/25/05	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	155520	0250	8/9/04	\$157,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	155520	0620	5/27/05	\$166,000	QUIT CLAIM DEED
007	155520	0630	11/18/04	\$182,283	NON-REPRESENTATIVE SALE
007	155520	0680	3/26/04	\$90,206	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
007	155530	0080	7/15/05	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
007	155530	0170	6/8/06	\$267,878	BANKRUPTCY - RECEIVER OR TRUSTEE;
007	155530	0220	6/25/04	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	155530	0480	7/25/05	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	222204	9064	7/16/06	\$500,550	BANKRUPTCY - RECEIVER OR TRUSTEE
007	222204	9202	3/3/06	\$247,500	NON-REPRESENTATIVE SALE
007	272204	9056	6/22/04	\$162,750	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	272204	9129	7/1/04	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
007	272204	9170	6/27/06	\$248,800	QUIT CLAIM DEED;
007	272204	9204	6/21/06	\$141,930	QUIT CLAIM DEED
007	282204	9105	12/21/04	\$135,000	NON-REPRESENTATIVE SALE
007	282204	9250	5/25/04	\$195,000	NO MARKET EXPOSURE
007	289460	0005	8/5/04	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	289470	0620	10/11/05	\$225,000	NO MARKET EXPOSURE;
007	289480	0050	8/9/06	\$169,000	NON-REPRESENTATIVE SALE
007	289490	0050	2/9/04	\$229,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	289510	0340	11/8/04	\$127,265	DOR RATIO;QUIT CLAIM DEED
007	289510	0340	1/28/05	\$102,936	DOR RATIO;QUIT CLAIM DEED;
007	289510	0350	12/20/05	\$258,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
007	290890	0160	6/16/04	\$210,000	NO MARKET EXPOSURE
007	383230	0300	7/12/05	\$191,500	NON-REPRESENTATIVE SALE
007	383231	0100	1/9/04	\$96,652	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
007	383250	0390	10/12/05	\$239,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

Improved Sales Removed from this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	383250	0510	6/1/05	\$278,000	OBSOL
007	383260	0280	2/22/05	\$234,900	RELATED PARTY, FRIEND, OR NEIGHBOR
007	383270	0250	5/3/05	\$264,000	FORCED SALE
007	383271	0050	4/27/06	\$316,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
007	383271	0160	10/7/05	\$93,322	DOR RATIO;QUIT CLAIM DEED
007	432450	0120	10/28/05	\$170,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
007	432450	0270	3/24/04	\$169,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	432450	0510	3/15/04	\$302,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	432450	0510	10/5/05	\$350,000	NO MARKET EXPOSURE; LEASE OR LEASE-HOLD
007	533570	0130	8/24/06	\$223,291	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	533570	0160	2/13/04	\$188,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	538760	0060	8/8/05	\$220,000	%COMPL;NON-REPRESENTATIVE SALE
007	666901	0250	3/30/06	\$65,787	DOR RATIO
007	666902	0670	11/12/04	\$230,500	BANKRUPTCY - RECEIVER OR TRUSTEE;
007	714940	0300	8/5/05	\$319,500	NON-REPRESENTATIVE SALE
007	714940	0360	9/21/04	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	714940	0390	7/20/05	\$366,950	NON-REPRESENTATIVE SALE
007	714941	0010	2/25/04	\$177,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	714941	0010	5/6/05	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	714941	0110	10/20/05	\$229,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	714941	0220	2/17/04	\$177,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	768280	0206	7/18/04	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	796770	0540	12/14/04	\$96,241	DOR RATIO;NO MARKET EXPOSURE;
007	807540	0440	12/27/04	\$122,169	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
007	885760	0090	6/9/04	\$185,000	GOVERNMENT AGENCY;
007	885760	0240	5/5/05	\$216,562	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	885760	0340	10/31/05	\$169,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	885760	0350	2/24/05	\$140,000	NO MARKET EXPOSURE;
007	885760	0550	2/20/04	\$189,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	885760	0890	9/27/05	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	885760	0950	5/3/05	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	885760	1030	2/10/05	\$254,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	885760	1030	3/14/06	\$253,732	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
007	885760	1040	12/20/04	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	886000	0080	8/24/05	\$223,000	NO MARKET EXPOSURE
007	886000	0255	4/19/06	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	939250	0170	9/13/04	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	948578	0040	8/14/04	\$355,000	RELOCATION - SALE TO SERVICE
007	983580	0120	3/29/05	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	983580	0130	8/26/04	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	983580	0160	1/5/04	\$186,900	BANKRUPTCY - RECEIVER OR TRUSTEE
007	983580	0890	9/22/05	\$190,000	FORCED SALE;
007	983580	1120	8/3/04	\$78,353	DOR RATIO;QUIT CLAIM DEED;
007	983580	1130	4/13/04	\$223,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	983580	1200	6/4/04	\$79,087	DOR RATIO;QUIT CLAIM DEED;

Improved Sales Removed from this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	983580	1200	3/16/05	\$250,000	NO MARKET EXPOSURE; TENANT
007	983580	1260	2/7/06	\$141,898	QUIT CLAIM DEED;
009	026940	0130	2/7/05	\$39,789	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
009	154750	0100	3/2/05	\$281,300	BANKRUPTCY - RECEIVER OR TRUSTEE
009	154750	0100	10/25/04	\$255,865	FORCED SALE; EXEMPT FROM EXCISE TAX
009	154760	0029	9/6/05	\$460,000	NON-REPRESENTATIVE SALE
009	154760	0150	5/24/05	\$500,000	TEAR DOWN; BUILDER OR DEVELOPER SALES
009	163460	0081	5/4/05	\$269,500	NO MARKET EXPOSURE
009	259565	0400	2/12/05	\$344,950	RELOCATION - SALE TO SERVICE
009	330403	0040	10/30/06	\$674,900	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
009	330403	0100	12/6/05	\$436,819	Diagnostic Outlier-SAS
009	330403	0280	1/19/06	\$226,000	Diagnostic Outlier-BoxPlot
009	330403	0370	12/27/06	\$638,500	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
009	332204	9095	1/21/05	\$41,077	DOR RATIO;IMP COUNT;QUIT CLAIM DEED;
009	342204	9168	6/9/05	\$375,000	TEAR DOWN; AND OTHER WARNINGS
009	342204	9264	7/7/04	\$115,000	DOR RATIO;%COMPL
009	342204	9276	9/23/04	\$265,000	NON-REPRESENTATIVE SALE
009	352204	9006	11/20/06	\$1,300,000	Lack of Representation-Grade 11
009	352204	9036	6/3/04	\$300,000	PLOTTAGE;
009	352204	9044	6/7/06	\$450,000	IMP COUNT;RELATED PARTY, FRIEND, OR NEIGHBOR
009	387390	0110	3/3/04	\$159,990	QUESTIONABLE PER APPRAISAL
009	387390	0210	1/28/04	\$157,900	BANKRUPTCY - RECEIVER OR TRUSTEE
009	387390	0330	9/8/04	\$10,884	DOR RATIO;QUIT CLAIM DEED;
009	387400	0120	9/24/04	\$92,000	DOR RATIO;QUIT CLAIM DEED;
009	387401	0090	6/9/04	\$212,500	QUESTIONABLE PER APPRAISAL
009	387401	0200	3/18/04	\$17,039	DOR RATIO;QUIT CLAIM DEED;
009	387401	0380	8/24/05	\$365,000	NO MARKET EXPOSURE;
009	387401	0520	11/23/05	\$180,000	QUIT CLAIM DEED
009	387401	0630	9/29/04	\$239,000	RELOCATION - SALE TO SERVICE
009	397760	0050	4/29/04	\$137,101	NON-REPRESENTATIVE SALE
009	397760	0130	10/5/04	\$141,000	NON-REPRESENTATIVE SALE
009	397760	0430	2/25/05	\$188,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	397760	0510	6/3/04	\$335,000	NON-REPRESENTATIVE SALE
009	397760	0510	6/3/04	\$203,022	QUESTIONABLE PER APPRAISAL;
009	440115	0200	7/19/04	\$316,450	QUIT CLAIM DEED
009	546210	0060	10/24/06	\$116,490	DOR RATIO;QUIT CLAIM DEED
009	546210	0110	7/21/05	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	796720	0030	4/16/04	\$189,950	RELOCATION - SALE TO SERVICE
009	796760	0090	4/13/06	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	796760	0222	5/7/04	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	796760	0236	9/20/05	\$117,500	DOR RATIO;QUIT CLAIM DEED
009	796765	0080	7/12/04	\$313,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	796765	0080	7/7/05	\$343,000	RELOCATION - SALE TO SERVICE
009	796765	0100	4/28/06	\$118,886	DOR RATIO;QUIT CLAIM DEED;
009	796778	0020	1/27/04	\$74,116	DOR RATIO;QUIT CLAIM DEED;

Improved Sales Removed from this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	796780	0010	5/12/04	\$83,054	DOR RATIO;QUIT CLAIM DEED;
009	796790	0200	3/15/06	\$110,371	DOR RATIO;QUIT CLAIM DEED
009	796795	0050	11/1/06	\$782,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
009	796795	0080	12/14/06	\$776,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
009	951093	0080	9/16/04	\$412,000	RELOCATION - SALE TO SERVICE
009	951093	0170	5/16/06	\$555,000	RELOCATION - SALE TO SERVICE
009	951093	0210	7/21/06	\$533,000	RELOCATION - SALE BY SERVICE
009	951093	0210	7/19/06	\$533,000	RELOCATION - SALE TO SERVICE
009	951093	0230	8/2/05	\$464,950	RELOCATION - SALE TO SERVICE
009	951096	0030	9/28/06	\$590,000	RELOCATION - SALE TO SERVICE
010	042104	9080	2/5/04	\$136,303	DOR RATIO;QUIT CLAIM DEED;
010	042104	9234	12/4/06	\$325,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	053700	0006	7/20/04	\$228,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	053700	0145	3/2/04	\$313,000	Lack of Representation-YB<1931
010	053700	0370	4/14/04	\$162,500	FORCED SALE
010	053700	0410	3/22/04	\$265,000	RELOCATION - SALE TO SERVICE
010	053700	0506	9/28/05	\$258,000	Lack of Representation-YB<1931
010	053700	0640	12/15/04	\$245,000	PREVLAND<=25K;NON-REPRESENTATIVE SALE
010	053700	0646	4/8/05	\$212,300	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	092104	9135	5/27/04	\$160,000	NO MARKET EXPOSURE
010	304020	0110	7/18/05	\$246,000	Lack of Representation-YB<1931
010	304020	0126	1/28/04	\$183,500	QUESTIONABLE PER APPRAISAL
010	326081	0610	10/26/05	\$410,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	332204	9086	3/24/05	\$230,000	NON-REPRESENTATIVE SALE
010	332204	9125	1/30/06	\$400,000	Sale price does not appear to reflect assessor's data
010	332204	9162	11/20/06	\$420,000	Lack of Representation-Over3AC
010	332204	9168	7/12/04	\$115,000	Lack of Representation-Grade4
010	356820	0040	7/26/05	\$87,318	DOR RATIO;QUIT CLAIM DEED
010	356820	0190	12/7/05	\$305,000	RELOCATION - SALE BY SERVICE
010	356820	0190	12/7/05	\$305,000	RELOCATION - SALE TO SERVICE
010	365500	0010	10/26/04	\$82,500	DOR RATIO
010	365500	0030	10/27/04	\$82,500	DOR RATIO
010	367440	0135	3/15/05	\$80,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	422200	0150	3/23/05	\$184,000	EXEMPT FROM EXCISE TAX
010	422220	0550	8/28/06	\$114,338	DOR RATIO;QUIT CLAIM DEED;
010	422230	0010	11/16/04	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
010	422230	0040	10/19/06	\$145,901	QUIT CLAIM DEED;
010	422231	0110	6/7/05	\$205,600	EXEMPT FROM EXCISE TAX
010	422250	0270	5/11/06	\$265,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	422250	0400	7/16/04	\$75,084	DOR RATIO;QUIT CLAIM DEED;
010	422270	0110	5/4/06	\$303,000	RELOCATION - SALE BY SERVICE
010	422270	0110	5/4/06	\$303,000	RELOCATION - SALE TO SERVICE
010	422270	0240	4/30/04	\$185,200	BANKRUPTCY - RECEIVER OR TRUSTEE
010	422270	0350	5/8/06	\$324,950	OPEN SPACE DESIGNATION CONTINUED/
010	422290	0010	10/18/04	\$33,260	DOR RATIO;QUIT CLAIM DEED

Improved Sales Removed from this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	422290	0030	2/18/04	\$151,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	422300	0210	10/27/06	\$251,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	516000	0010	10/21/04	\$113,000	DOR RATIO
010	660250	0070	3/27/04	\$152,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	720480	0040	4/25/06	\$323,000	Lack of Representation-Over3AC
010	726320	0015	11/10/04	\$194,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	730320	0190	3/30/06	\$259,000	QUESTIONABLE PER SALES IDENTIFICATION
010	746690	0130	8/28/06	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
010	757560	0310	12/28/04	\$86,769	DOR RATIO;QUIT CLAIM DEED
010	757561	0770	4/18/05	\$184,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
010	768220	0090	2/16/06	\$206,000	QUESTIONABLE PER SALES IDENTIFICATION
010	768220	0120	10/20/05	\$259,750	NO MARKET EXPOSURE
010	768380	0012	3/9/06	\$300,000	NON-REPRESENTATIVE SALE
010	768380	0016	4/8/04	\$285,000	BUILDER OR DEVELOPER SALES
010	785360	0040	9/28/05	\$402,750	IMP COUNT
010	785360	0040	10/19/06	\$505,000	IMP COUNT
010	796820	0160	1/14/05	\$324,999	RELOCATION - SALE BY SERVICE
010	796820	0160	1/14/05	\$324,999	RELOCATION - SALE TO SERVICE
010	798300	0070	1/26/04	\$37,265	DOR RATIO;QUIT CLAIM DEED
010	798310	0040	8/29/05	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	798310	0200	3/3/05	\$78,820	DOR RATIO;QUIT CLAIM DEED;
010	798440	0110	5/26/05	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	798440	0195	8/12/06	\$225,000	UNFIN AREA
010	868040	0450	8/11/05	\$359,500	NON-REPRESENTATIVE SALE
010	879800	0040	9/1/06	\$160,000	EXEMPT FROM EXCISE TAX;

Vacant Sales Used in this Annual Update Analysis
Area 26

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
7	000200	0006	01/23/2006	161000	16298	Y	N
7	282204	9041	06/24/2005	95000	21780	N	N
7	282204	9248	07/19/2005	200000	130244	N	N
7	768280	0150	12/08/2005	111100	97265	N	N
7	886020	0005	03/15/2006	192000	18920	N	N
9	342204	9056	04/04/2005	185000	81021	N	N
9	342204	9203	03/24/2005	129950	43560	N	N
9	342204	9203	08/29/2005	269000	43560	N	N
9	342204	9221	12/29/2005	124950	22860	N	N
9	352204	9077	01/27/2005	108000	6371	N	N
9	796760	0062	05/12/2005	71000	34000	N	N
10	042104	9147	10/13/2005	65000	15681	N	N
10	053700	0660	12/22/2006	225000	28627	N	N
10	092104	9074	06/06/2006	340000	13503	Y	Y
10	332204	9104	07/21/2004	70000	21400	N	N
10	332204	9212	07/17/2006	145500	67953	N	N
10	757560	0130	03/08/2004	50000	16860	N	N
10	757560	0130	06/28/2005	85000	16860	N	N
10	757562	0620	09/12/2005	110000	6729	Y	N

Vacant Sales Removed from this Annual Update Analysis
Area 26

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	293660	0065	09/05/2006	50000	DORRatio
9	026940	0120	03/02/2005	10000	QUIT CLAIM DEED;
9	154760	0042	10/29/2004	107500	MOBILE HOME;
9	342204	9085	06/01/2005	190000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
10	332204	9027	04/27/2005	185000	MOBILE HOME;
10	720480	0165	08/15/2005	525000	MULTI-PARCEL SALE;



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 4, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature in black ink that reads "Scott Noble".

SUBJECT: 2007 Revaluation for 2008 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr